



Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

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A spacious, extended and improved three/four bedroom detached dormer bungalow, set within the highly sought after village of Bicton which lies west of Shrewsbury. 17 The Oval has been exceptionally well maintained and offers versatile accommodation ideal for families, downsizers or those seeking flexible living space. The village of Bicton benefits from a strong community feel, an active village hall, infants and junior school and petrol station with convenience store. Access to the medieval town centre of Shrewsbury is readily accessible, as is the local bypass linking up to the major motorway networks. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, refitted shower room with WC, through lounge, UPVC double glazed garden room, extended refitted kitchen/diner, ground floor bedroom- currently a well-fitted office, dining room/bedroom, first floor landing, two further double bedrooms, refitted shower room, neatly kept landscaped front, side and rear enclosed gardens, brick paved driveway, garage with adjoining garden store, timber garden shed, timber workshop, UPVC double glazing, oil fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Reception hallway

Having UPVC double glazed window to front, two radiators, understairs storage cupboard, tiled floor, wall mounted heating control panel with thermostat control unit to side.

Door from reception hallway gives access to:

#### Refitted shower room with WC

This modern suite was refitted in 2024 by Monkmoor Bathrooms and comprises: a large corner shower cubicle with wall mounted mixer shower, comfort level WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, UPVC double glazed window to front, heated chrome style towel rail, shaver point.

Part glazed door from reception hallway gives access to:

#### Lounge

22'1 x 12'7 max reducing down to 9'10 min

Having UPVC double glazed window to front with fitted day and night Hillarys blinds (one of which is electrically operated), two radiators, coving to ceiling, feature wood burning stove set to a stone style hearth with matching fire surround, double glazed sliding door with electrically operated Hillarys blind gives access to:

#### Garden room

10'6 x 7'10

Having brick base, range of UPVC double glazed windows with fitted Hillarys blinds, tiled floor, recessed spotlights to ceiling and double glazed roof window, UPVC double glazed French doors giving access to outside. A new Guardian roof was fitted in May 2017

From Reception hallway doors then give access to: Extended kitchen/diner, bedroom (currently an office) and dining room/bedroom

#### Dining room/bedroom

12'10 11'6 max into recess

Having UPVC double glazed window to rear, radiator, two fitted store cupboards, coving to ceiling.

#### Extended refitted kitchen/diner

15'2 excluding recess x 13'11 max reducing down to

Comprising: A range of attractive Moben eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, glass display cabinets, four ring electric hob with stainless steel cooker canopy over, integrated double oven, space for further appliances, two UPVC double glazed window to rear, UPVC double glazed door giving access to rear, tiled floor, cupboard housing oil fired central heating boiler, cupboard housing unvented indirect cylinder unit, radiator.







#### **Bedroom**

11'7 x 9'6

Having radiator, UPVC double glazed window to front with fitted day and night blind, built-in wardrobe with storage cupboard above, radiator, coving to ceiling. Currently used as an office and was fitted out by Hammonds.

From reception hallway stairs rise to:

#### **First floor landing**

Having eaves storage space, recessed spotlights to ceiling, loft access.

Doors from first floor landing then give access to: Two further double bedrooms and refitted shower room.

#### **Bedroom**

13'0 max reducing down 9'10 min 13'0 max

Having a bespoke range of fitted wardrobes with matching bedside cabinets, chest of drawers, dressing table, UPVC double glazed window to front, radiator. Fitted bedroom furniture by Hammonds

#### **Bedroom**

12'10 x 9'2 excluding recess

Having UPVC double glazed window to side, radiator, fitted wardrobes and shelved storage cupboard. Access to a floored eaves area

#### **Refitted shower room**

Having a large tiled shower cubicle with wall mounted mixer shower plus drench shower over, wash hand basin with mixer tap over and storage drawers/cupboards below, comfortable level WC with hidden cistern, fully tiled to walls, wood effect flooring, heated chrome style towel rail, UPVC double glazed window to front.

#### **Outside**

To the front of the property there is a neatly kept lawn garden with a low maintenance stone section, a brick paved pathway then gives access to front door with outside lighting point. To the side of this there is a brick paved driveway for 2 cars which gives access to:

#### **Garage**

17'0 x 8'6

Having up and over door. Adjoining the garage is a: Externally, there is a 7kW solo Pod Point charging unit

#### **Useful garden store**

8'6 x 5'7

With lighting & power

Secure side access then leads to the side of the property where there is a timber garden shed and timber workshop. Access is then given to the rear where there is a low maintenance brick paved terrace, oil tank, the brick paved terrace then leads to a private side garden which comprises: former vegetable raised beds, low maintenance stone sections, lawn garden, brick paved patio area, well stocked borders. The side garden is enclosed by neatly kept mature conifers.

#### **Services**

Mains water, electricity and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### **COUNCIL TAX BAND D**

#### **Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### **Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).



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