

Hope Cottage Shepherds Lane, Bicton Heath, Shrewsbury,
Shropshire, SY3 5EH

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £675,000

Viewing: strictly by appointment
through the agent

Having undergone an extensive programme of improvements and expansion by its existing owners, this is an attractive, beautifully appointed and spacious five bedroom detached house, offering instantly appealing and stylishly presented living accommodation throughout. The property occupies a lovely position within this highly desirable residential location and is within close proximity to excellent local amenities, which include a Co-Op supermarket, park and ride bus service, restaurants and the Royal Shrewsbury Hospital. Residents will also be pleased to know, the Corbet School catchment area comes within the property's location, with Bicton primary being one of the feeder(primary) schools to Corbet. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is highly accessible. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, lounge with wood burning stove, snug, study, impressive, extended kitchen/diner/family room with bi-folding doors, rear lobby, utility room, wet room, first floor landing, master bedroom with feature wrap around ensuite, separate WC and adjoining walk -in dressing room, four further bedrooms, bespoke refitted family bathroom, stone driveway providing ample off street parking for a number of vehicles, generous size single garage with electrically operated roller door, landscaped private rear enclosed gardens, sealed unit double glazing, oil fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Brick and oak porch with decorative leaded stained glazed wooden entranced door gives access to:

Reception hallway

Having flagged stone flooring, radiator, recessed spotlights to ceiling,

Door from reception hallway gives access to:

Snug

13'2 x 7'1

Having sealed unit double glazed windows to front, wooden flooring, radiator, recessed spotlights, integrated speaker to ceiling.

Door from reception hallway gives access to:

Lounge

16'2 x 12'11

Having two sealed unit double glazed windows to front, oak wooden flooring, radiator, feature wood burning stove to an exposed brick hearth with stone style fire surround,

Wooden framed glazed door from lounge gives access to:

Study

14'11 max x 7'5 max

These measurements are an average measurement.

Having oak wooden flooring, fitted eye level and base units, storage cupboards with worktop, recessed spotlights to ceiling, shelved store cupboard.

Wooden framed glazed door from reception hallway and from study gives access to:

An impressive, extended kitchen/diner/family room

22'1 x 21'7

The kitchen/diner area comprises: A range of hand crafted wooden eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset twin Belfast style ceramic sink with mixer tap over, fitted plate racks, Range Master cooker with six ring LPG gas hob and concealed cooker canopy over, flagged stoned flooring, recessed spotlights and integrated speaker to ceiling, space for an American style fridge freezer, glass display cabinet, integrated dishwasher, tiled splash surrounds.

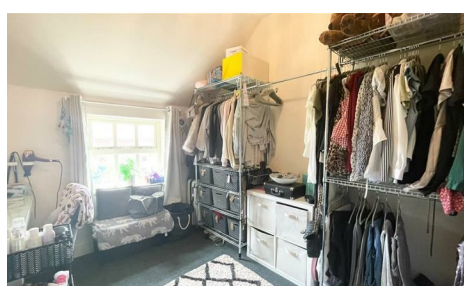
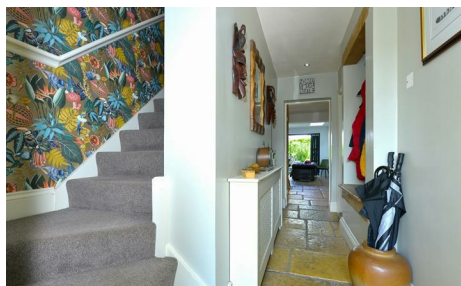
The family area comprises: glazed roof windows, recessed spotlights to ceiling, part flagged stone and oak herringbone floor , double glazed bi-folding doors giving access to rear gardens, storage cupboard.

Door from kitchen/diner/family room gives access to:

Rear lobby

Having service door to garage. From rear lobby arch gives access to:





Utility room

11'5 x 5'4

Having eye level and base units, space for tumble dryer, space for washing machine, floor mounted oil fired central heating boiler (The vendors informs us it was fitted in August 2022), flagged stone flooring, sealed unit double glazed window to rear, sealed unit double glazed door giving access to rear gardens, shelved linen store cupboard.

Door from utility room gives access to:

Wet room

Having low flush WC, wall mounted mixer shower, wall hung wash hand basin with mixer tap over, flagged stone flooring, fully tiled to walls, sealed unit double glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having light tunnel to ceiling, linen store cupboard, fitted chest of drawer style storage cupboard/drawers.

From first floor landing doors then give access to: All bedrooms and bespoke refitted family bathroom.

Bedroom one with wrap around ensuite

20'6 x 13'1 including ensuite area

Having two sealed unit double glazed windows to front, radiator.

Ensuite

Having free standing roll top bath with antique style mixer tap off taps, walk-in shower area with wall mounted drench shower, spotlights and extractor fan to ceiling plus additional wall mounted hand held mixer shower, wash hand basin with granite fitted worktop and storage drawers/cupboard below, three sealed unit double glazed windows, tiled floor, antique style radiator with fitted towel rail, recessed spotlights and exposed timbers to ceiling.

From bedroom one arch gives access to:

Dressing room

Having full height sliding mirrored doors to further storage with fitted hanging rails, sealed unit double glazed window, spotlights to ceiling. Part glazed door from dressing room gives access to:

Separate WC

Having low flush WC, wall mounted wash hand basin with mixer tap over and storage cupboard below, tiled floor, recessed spotlights and extractor fan to ceiling.

Bedroom two

11'0 excluding recess x 9'6

Having two sealed unit double glazed windows to rear, loft access, radiator.

Bedroom three

10'3 x 8'8

Having two Velux double glazed roof windows, sealed unit double glazed window to rear, built-in double wardrobe, recessed spotlights to ceiling.

Bedroom four

11'2 x 8'7 max

Having sealed unit double glazed window to front.

Bedroom five

10'5 x 7'1 excluding over stairs recess

Having sealed unit double glazed window to front, radiator.

Bespoke refitted family bathroom

Having a modern suite comprising: Free standing bath with mixer tap over plus hand held shower attachment off, tiled corner shower cubicle, wall hung his and hers wash hand basin with mixer taps over and storage drawers below, low flush WC, tiled to walls, shaver point, recessed spotlights and extractor fan to ceiling, Velux double glazed roof window, wall hung heated chrome style towel rail, period style floor.

Outside

To the front of the property ample parking is provided by stone driveway with paved pathway giving access to front door having raised beds to side with mature climbing shrubs. From the stone driveway access is given to a small covered car port style area, which gives access to:

Garage

18'3 max reducing down to 15'0 min x 8'9

Having electrically operated roller door, hot and cold taps, fitted power and light. Gated pedestrian side access then leads to a tiled edge brick paved pathway which leads to useful gardens store/shed having fitted power and light. Adjoining this there is:

Feature summerhouse

15'10 x 8'3

Having feature exposed brick wall, tiled floor, bar area, recessed spotlights to ceiling, bi-folding sealed unit double glazed doors giving access to gardens.

Rear gardens

The property's rear gardens are a pleasing feature being landscaped and well established and comprise: Indian sandstone paved patio with matching pathway, brick paved area, covered sun terrace (this area will be an ideal situation for a hot tub), brick edges shaped lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting points, electricity points. There is also a side gate providing access to the rear gardens and a gate to the other side providing access to an external storage area and log store. The rear garden are enclosed by fencing.

Services

Mains water, electricity, 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 C

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

