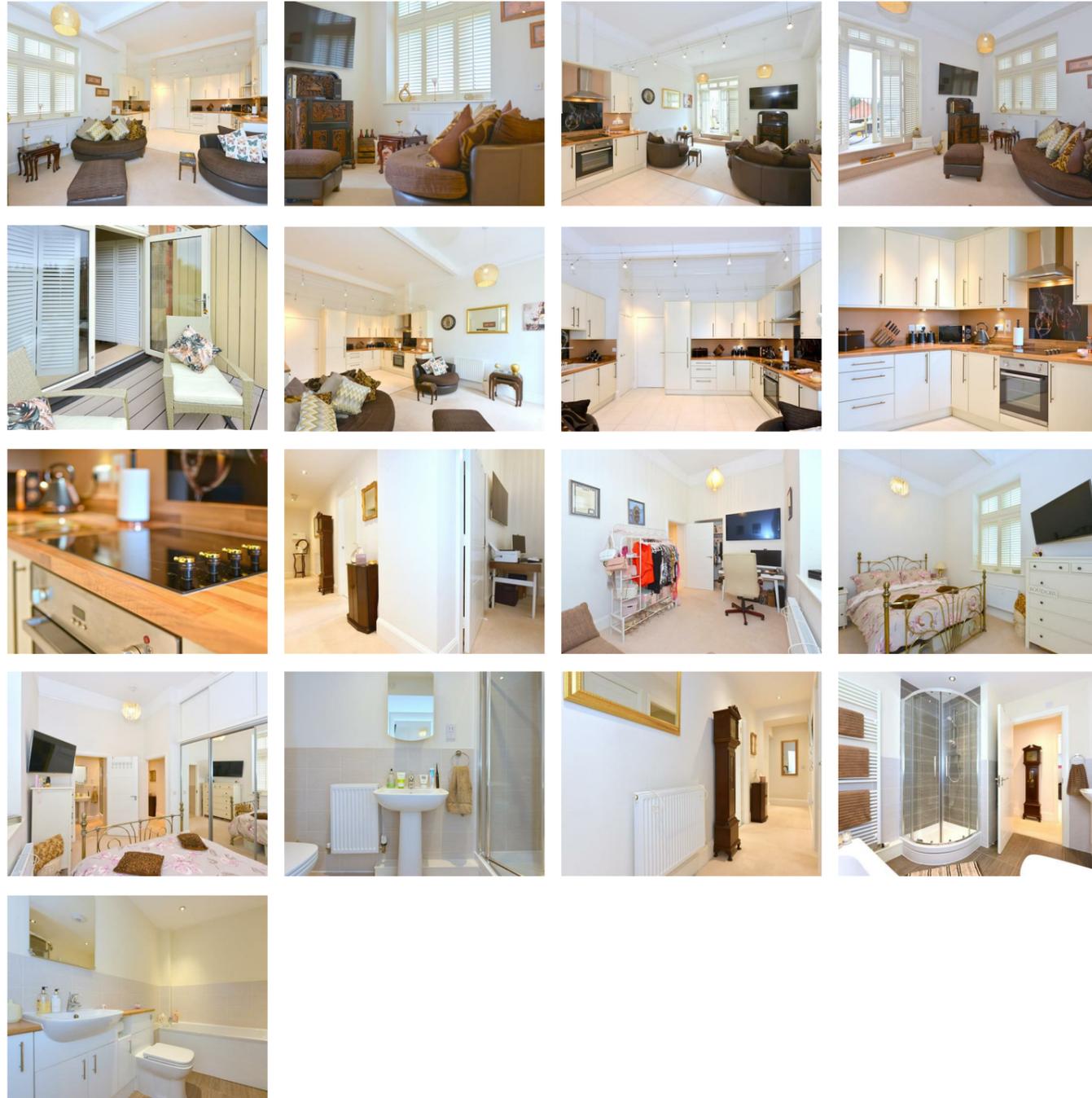


93 Leighton Park, Shelton Bicton Heath, Shrewsbury,
Shropshire, SY3 5FS

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

£289,950

Viewing: strictly by appointment
through the agent

Set within an elegant conversion of a historic former hospital of Grade II listed buildings, this is a spacious and beautifully presented two double bedroom first floor apartment, which effortlessly blends contemporary living with timeless character. The property offers thoughtfully designed living accommodation to maximize space and natural light, ideal for both relaxing and entertaining. A particular highlight of the property is the enclosed private walk-out balcony overlooking a local bowling green and cricket club along with far reaching views beyond, creating a sense of openness and tranquility. Bicton Heath is serviced by excellent local amenities and is within easy reach of the Shrewsbury Town Centre and local by-pass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal hallway, communal first floor landing, reception hallway, modern open plan kitchen/diner/lounge with range of built-in appliances, master bedroom with en-suite shower room, further double bedroom, attractive bathroom, feature enclosed walk-out balcony with a pleasing aspect over a local bowling green and cricket club, beautifully maintained communal grounds, two allocated car parking spaces, sealed unit double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal hallway

Stairs then rise to:

Communal first floor landing

Door then gives access to:

Reception hallway

Having recess spotlights to ceiling, telephone point, wall mounted telephone intercom system, wall mounted digital heating control panel and cupboard housing pressurised water system. From reception hallway door gives access to:

Modern, open plan kitchen/diner/lounge

20'3 x 13'10

The kitchen/dining area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated appliances include oven, four ring electric hob, stainless steel cooker canopy over, integrated fridge/freezer, dishwasher, washer/dryer, fitted wooden style worktops with inset 1 1/2 sink drainer unit and mixer tap over, tiled floor, picture rail. The Lounge area comprises: Radiator, picture rail, sealed unit double glazed window with fitted shutters and pleasing aspect, sealed unit double glazed French doors give access to walkout balcony.

Door from reception hallway give access to two double bedrooms and bathroom.

Bedroom one

12'11 x 9'3

Having two large fitted mirror fronted double wardrobes with storage over, sealed unit double glazed window with fitted shutters and radiator. From bedroom one door gives access to:

En-suite shower room

Having tiled shower cubicle, low flush wc, pedestal wash hand basin, half tiled to walls, tiled floor, shaver point, recess spotlights and extractor fan to ceiling.

Bedroom two

12'11 x 8'4

Having sealed unit double glazed window with fitted shutters and pleasing aspect over the local bowling green and cricket ground, radiator, open fronted wardrobe recess and picture rail.

Bathroom

Having a modern four piece suite comprising: Panel bath, corner tiled shower cubicle, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, tiled floor, half tiled to walls, Having point, heated towel rail, recess spotlights and extractor fan to ceiling.

Outside

The property boasts a superb enclosed walk-out balcony, accessed from the open-plan kitchen/dining/lounge area, enjoying a pleasant outlook towards the local bowling green and cricket club. Situated within the sought-after Leighton Park development, residents also benefit from beautifully maintained communal grounds.

The balcony is a particular feature of the home, being south-facing and offering a delightful aspect over the local cricket and bowling grounds, and far-reaching views towards the Long Mynd. It is finished with decked flooring and attractive wrought iron railings, creating an ideal space for relaxation or entertaining.

The property further benefits from two allocated car parking spaces, along with ample additional visitor parking.

Services:

Mains water, electricity, drainage and gas 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

Mortgage services

Tenure:

We are advised that the property is LEASEHOLD 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.

Disclaimer:

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

