



SAMUEL WOOD

6 Church Lane, Bicton, Shrewsbury, Shropshire, SY3 8EL

Offers In The Region Of £535,000



6 Church Lane

Bicton, Shrewsbury, Shropshire, SY3 8EL



- Beautifully Presented Family Home
- Open Plan Kitchen Breakfast Room
- En-Suite & Family Bathroom
- Impressive Dining/Family Room
- Oil Fired Central Heating
- Sought After Village Location
- Four Generously Sized Bedrooms
- Substantial Driveway & Excellent Garden
- Ground Floor Shower Room
- EPC Rating F

Samuel Wood is delighted to offer for sale this beautifully presented family home on Church Lane in Bicton near Shrewsbury. The substantial plot boasts a well designed layout with contemporary living spaces all complemented by extensive driveway and meticulously landscaped gardens. Situated in the popular village of Bicton close to excellent amenities including shops, petrol station, pubs, great rural walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

6 Church Lane, Bicton, Shropshire, is a stunning four-bedroom detached home offering a well-designed ground floor layout. Upon entering, a spacious hallway provides access to a large and inviting living room, perfect for relaxation. The ground floor also features a versatile double bedroom, a modern shower room and a stylish kitchen-breakfast room with integrated dishwasher, fridge and two ovens. Adjacent to the kitchen is a generous sized dining area with built in drinks cabinet and integrated fridge, ideal for family meals and entertaining opening into an impressive family room, bathed in natural light from a striking roof lantern, with double doors leading to the rear patio. A generously sized utility and storage room offers additional practicality, ensuring ample space for household needs.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, each offering comfort and charm. One bedroom boasts an en-suite, adding a touch of luxury, while the remaining bedrooms share a well-appointed family bathroom. Large windows throughout the upper floor frame picturesque views of the nearby church and rolling countryside, creating a tranquil and scenic living environment. Thoughtfully designed, the upper level balances space, style, and functionality.

Outside, the property truly excels with its meticulously landscaped rear garden, designed for both leisure and practicality. A generous six-car driveway ensures ample parking, while the rear garden serves as an ideal space for outdoor living. The beautifully arranged patio features an outdoor BBQ area, perfect for entertaining, and multiple storage options provide convenience for gardening tools and equipment. Surrounded by lush greenery and set in a sought-after village location, 6 Church Lane offers a perfect blend of modern living and countryside charm.







Directions

Services: We understand that the property has oil fired central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 10Mbps & Superfast 61Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

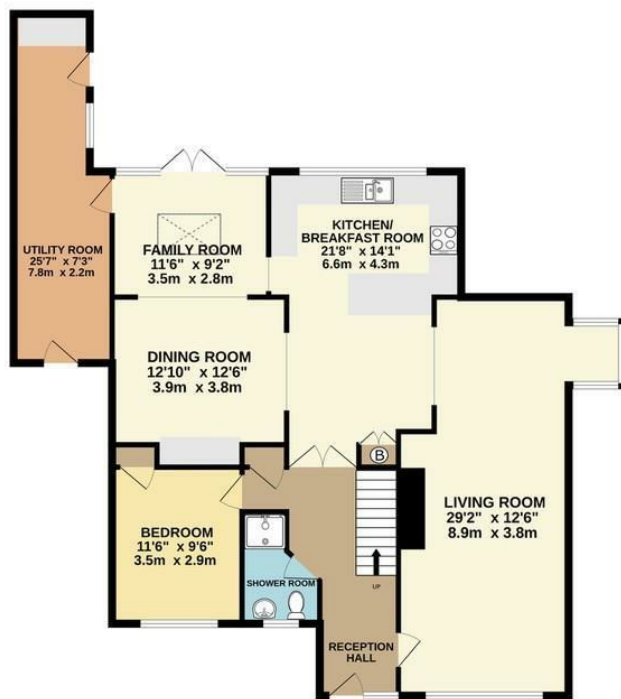
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans

GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1952 sq.ft. (181.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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