



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Sapcote Lane, Bicton Heath, Shrewsbury, SY3 5DE

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T6923/SL/KQ

A deceptively spacious and well presented 4 bedroom detached bungalow.

This spacious bungalow has neatly kept and extremely well presented accommodation comprising entrance hall, dining room, kitchen/breakfast room, utility room, shower room, rear lobby, wet room, sitting room, master bedroom with shower room en suite, 3 further bedrooms. Detached garage and ample parking. Neatly kept gardens. Gas-fired central heating and double glazing.

Situated in a pleasant and secluded location in this popular area of Shrewsbury. The property is in reach of excellent local amenities including shops and schools, the nearby town centre, the Royal Shrewsbury Hospital and also has easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

DINING ROOM

18'4" x 9'1" (5.58m x 2.78m)

KITCHEN / BREAKFAST ROOM

12'8" x 14'6" (3.86m x 4.43m)

Modern kitchen with a wide range of matching wall and base units incorporating a 4-ring hob and oven

Tiled floor and tiled splash to working surfaces

Window overlooking garden

UTILITY

10'10" x 7'7" (3.31m x 2.31m)

Good sized working surface with cupboards beneath and space and plumbing for white goods

Tiled splash to working surfaces and tiled floor

Built in storage cupboard

Door to :

REAR LOBBY

SHOWER ROOM

Modern white suite comprising low flush wc

Wash hand basin with cupboards beneath

Fully tiled shower cubicle

Tiled walls and floor

WET ROOM

Wash hand basin, wc

Walk in shower area

SITTING ROOM

18'4" x 21'2" (5.58m x 6.44m)

Natural brick fireplace with inset wood burning stove

BEDROOM 1

9'5" x 12'5" (2.86m x 3.79m)

EN SUITE SHOWER ROOM

BEDROOM 2

13'1" x 9'9" (4.00m x 2.97m)

BEDROOM 3

9'9" x 9'9" (2.97m x 2.97m)

BEDROOM 4

7'1" x 8'9" (2.16m x 2.66m)

OUTSIDE THE PROPERTY

DETACHED GARAGE

The property is approached thorough a 5-bar wooden entrance gate and over a tarmacadam driveway which provides ample parking, access to the DETACHED GARAGE and access to the formal reception area. There is a good sized paved area which could be used as further parking if required. The FRONT GARDENS are neatly kept, laid to lawn with a variety of flower beds.

A brick archway and gate provide access between the garage and the bungalow, around to the good sized REAR GARDEN, laid mainly to lawn and fully enclosed on all sides by mature hedging. A variety of flower beds.







FLOOR PLANS ...

Ground Floor

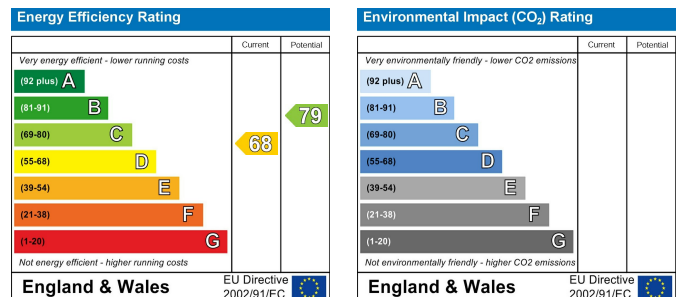


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

This property is best approached out of Shrewsbury on the A458 Welshpool Road and after a short distance turn left into Gains Park Way, then the first left into Gains Avenue. Continue for a further distance turning right into Corner Lane. Towards the end of Corner Lane is a right turning towards Sapcote Lane. Proceed down this lane where the property will be found at the end.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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4 Barker Street, Shrewsbury SY1 1QJ

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