



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Bligny Crescent, Bicton Heath, Shrewsbury, SY3 5FE

£475,000 Region

To view this property please call us on **01743 236 800** Ref: T8034/SL/KQ

A superior, four bedroom, detached family residence with garage and landscaped garden.

This beautifully presented four bedroom detached home, situated on a sought after modern development, offering a blend of contemporary style and practical living built recently and maintained to an immaculate standard throughout. The property provides bright and well proportioned accommodation and is ideal for a growing family. On the ground floor is a welcoming hallway leading to a spacious lounge, a modern fitted kitchen with integrated appliances and a dining area with doors opening onto the rear garden. A separate utility room and downstairs wc add convenience. From the entrance hall, an attractive staircase with hand rail and balustrade leads to the first floor with four good sized bedrooms, including a master bedroom with en suite shower room, and a sleek family bathroom. Detached garage and parking. Landscaped gardens.

The property is ideally situated in a convenient and popular location offering excellent access to local shops, popular schools and everyday amenities. The property is close to strong transport links with the nearby Shrewsbury by-pass allowing access to the M54, which leads to the West Midlands. The property is also ideally placed for the Royal Shrewsbury hospital and there is a frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn and Shrewsbury railway station.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

17'0" x 11'0" (5.18m x 3.35m)

Bay window to the front

KITCHEN / DINING ROOM

12'7" x 23'8" (3.84m x 7.21m)

Fitted with a range of matching wall and base units

Integrated appliances

Double doors to rear garden

UTILITY ROOM

6'11" x 5'1" (2.10m x 1.56m)

Door to side.

STAIRCASE with hand rail and balustrade rising to FIRST FLOOR LANDING

MASTER BEDROOM

10'3" x 13'1" (3.12m x 3.99m)

Built in double wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

13'2" x 10'3" (4.01m x 3.12m)

BEDROOM 3

10'0" x 11'3" (3.05m x 3.43m)

BEDROOM 4

9'10" x 9'1" (2.99m x 2.78m)

Built in double wardrobe

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED GARAGE

The property is set back by an attractively landscaped open plan forecourt with a central pathway serving the reception area, flanked on both sides by gardens. A tarmacadam drive to the side provides ample parking space and serves the detached garage.

There is an immaculate recently landscaped garden to the rear with an extensive paved patio area providing an ideal entertaining space, suitable for Alfresco dining. A neatly kept pleasant lawn, served by a pathway with a further gravelled area. The garden is enclosed on all sides by well maintained wooden fencing.



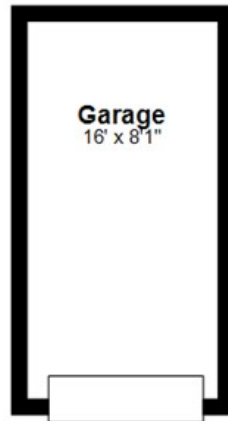
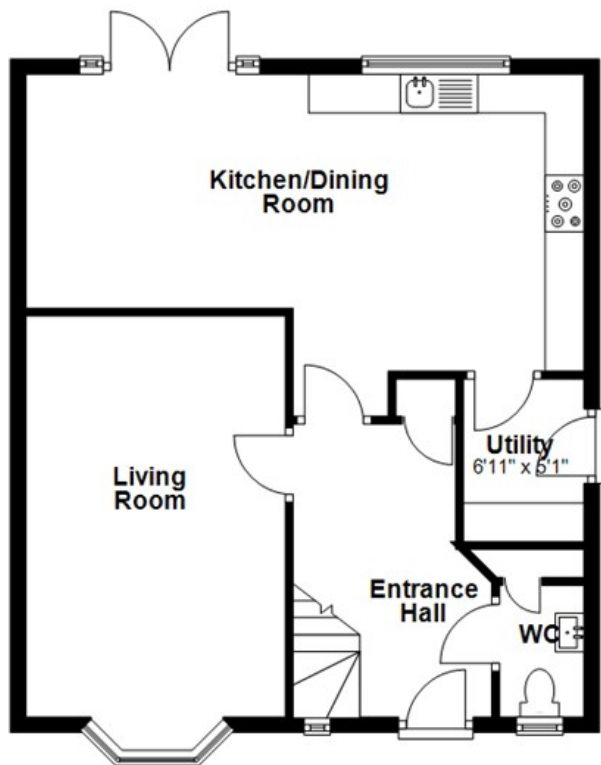




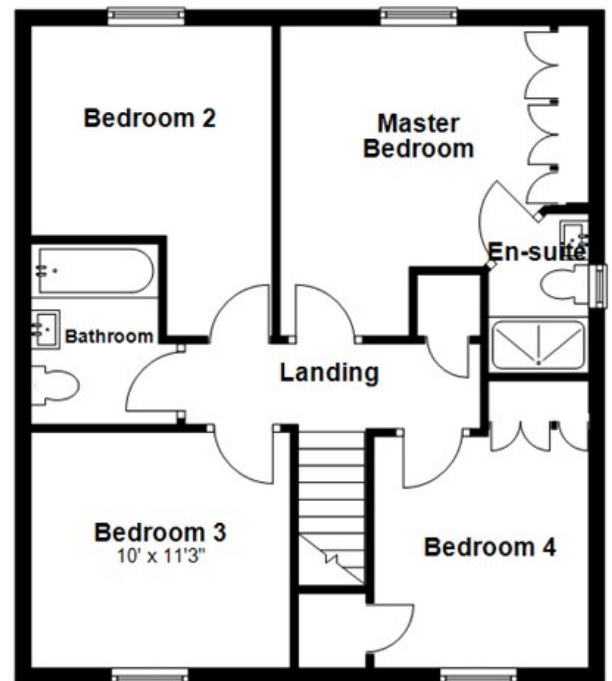


FLOOR PLANS ...

Ground Floor



First Floor



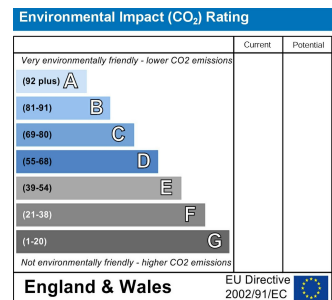
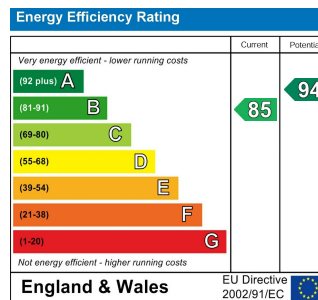
Total area: approx. 1423.4 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Proceed to the traffic lights, turning right, then bearing left onto Welshpool Road. Continue for some distance, passing the Co-op supermarket, turn right into Bligny Crescent, where the property will be found.

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

Council Tax Band: E

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:



The UK's number one property website

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)