



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Church Close, Bicton, Shrewsbury, SY3 8EN**

**Offers in the Region  
of £365,000**

To view this property please call us on **01743 236 800** Ref: T8092/SL/lrd

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# A particularly attractive, well appointed and well maintained three bedroom dormer residence, situated in a enviable and quiet cul-de-sac position, on this small residential development in the village of Bicton.

The property is thoughtfully arranged with well proportioned rooms and the accommodation provides comfortable and adaptable living, with the potential to use bedrooms as a home office space or guest rooms as required. The property is double glazed and benefits from oil fired central heating and briefly comprises: entrance porch, entrance hall, shower room, ground floor bedroom 3, living room, kitchen/dining room, utility room, conservatory; two bedrooms and bathroom. Garden and spacious driveway to the front; landscaped garden and entertainment areas to the rear.

The property is well placed in a cul-de-sac position. The village provides basic amenities to support daily life including a village shop, petrol station/garage, Bicton primary school and nursery and village hall with the Holy Trinity Church providing a community focal point. There is also a regular bus service linking Bicton to Shrewsbury with further access to the M54 motorway link leading to the West Midlands.



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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

Panelled and part glazed door with side screens to:

### SPACIOUS ENTRANCE HALL

### LIVING ROOM

23'4" x 12'6" (7.11m x 3.81m)

A pleasant through room with attractive fireplace feature with marble surround and mantle and recess housing long burning stove

Bow window to the front

Double French doors opening onto the GARDEN to the rear

### KITCHEN/DINING ROOM

11'6" x 24'1" (3.51m x 7.34m)

Neatly appointed and fitted with a comprehensive range of modern units

Glazed double doors with side screens to:

### CONSERVATORY

Double glazed with picture windows and glazed doors allowing access to the GARDEN

Tiled floor with underfloor heating

### UTILITY ROOM

9'4" x 7'7" (2.84m x 2.31m)

Fitted with a range of matching units

Double door built-in storage cupboard

Glazed door allowing access to the GARDEN

### GROUND FLOOR BEDROOM 3

11'6" x 9'7" (3.51m x 2.92m)

Window to the front

Double door built-in wardrobe

### SHOWER ROOM

Neatly appointed with corner shower cubicle and direct mixer shower

Dressing surface with inset wash hand basin and vanity cupboards

WC with concealed low-type flush

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING

### BEDROOM 1

13'6" x 11'7" (4.11m x 3.53m)

Window to the front

### BEDROOM 2

11'0" x 12'8" (3.35m x 3.86m)

Window to the side

Access to eaves storage

### BATHROOM

Neatly appointed with a panelled bath with mixer shower and shower screen

Dressing surface with concealed low type flush WC

Semi-pedestal wash hand basin

Skylight

## OUTSIDE THE PROPERTY

To the front, there is an attractively landscaped forecourt, with a well stocked floral and shrubbery bed, containing a variety of shrubs, herbaceous displays and specimen trees, and a wide gravelled drive providing ample parking for guests' cars and serving the formal reception area, together with the former garage/store to the side of the property.

To the rear, there is an attractive, low maintenance, landscaped garden, which has been designed with entertaining in mind, featuring defined seating areas, perfect for social gatherings. A stand out feature is the purpose-built garden shed, converted into a stylish bar, creating a fantastic social hub and making the garden ideal for hosting friends and family year round.





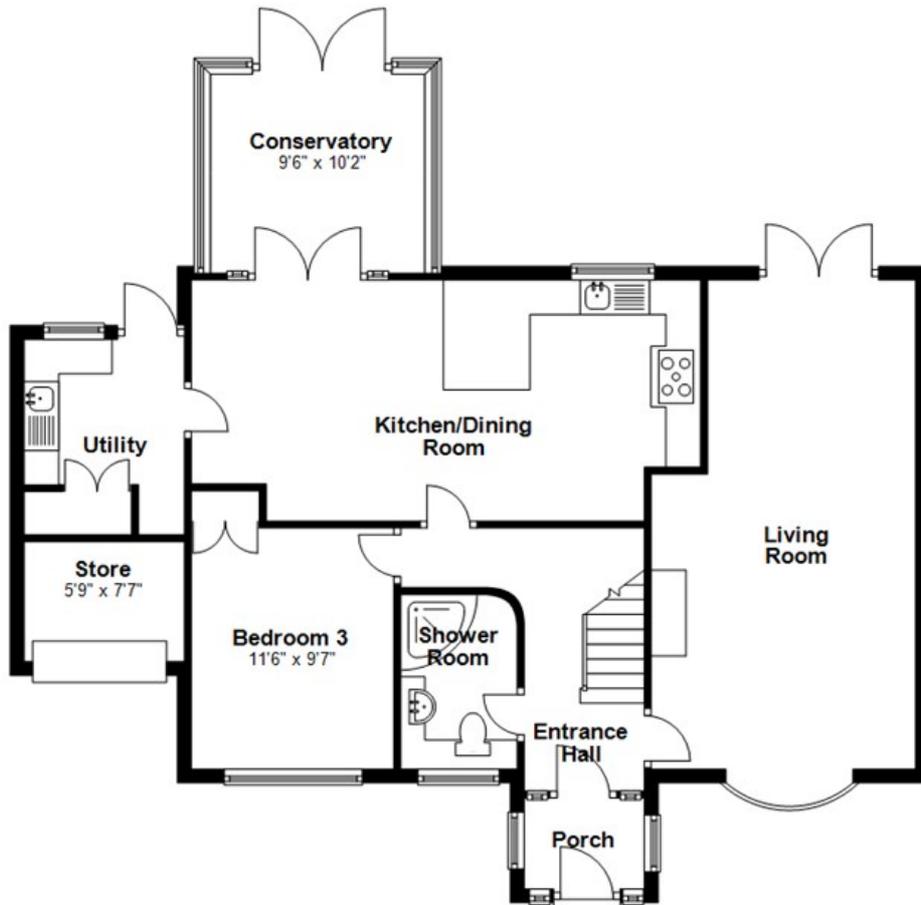




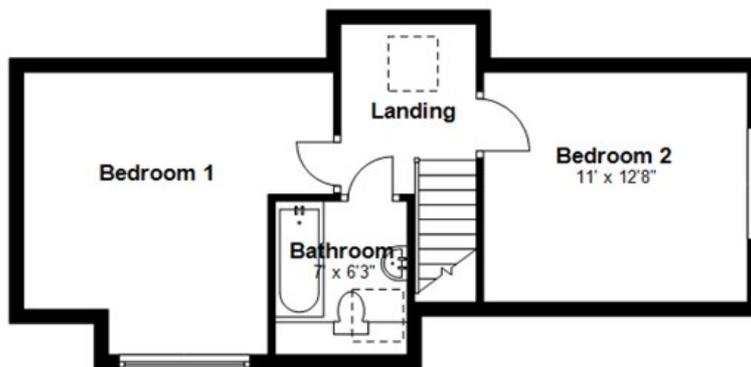
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FLOOR PLANS ...

**Ground Floor**



**First Floor**



Total area: approx. 1376.2 sq. feet

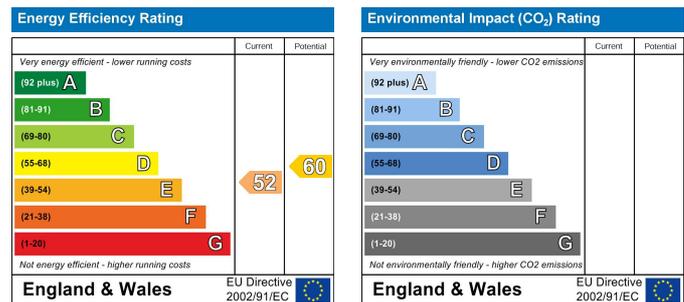
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Holyhead Road. Continue through the village of Bicton, turning right into Bicton Lane. Continue along Bicton Lane for a short distance. Turn right into Church Lane and after a further short distance, right into Church Close where, after a short distance, the property will be found on the right hand side.

## 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: D

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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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