

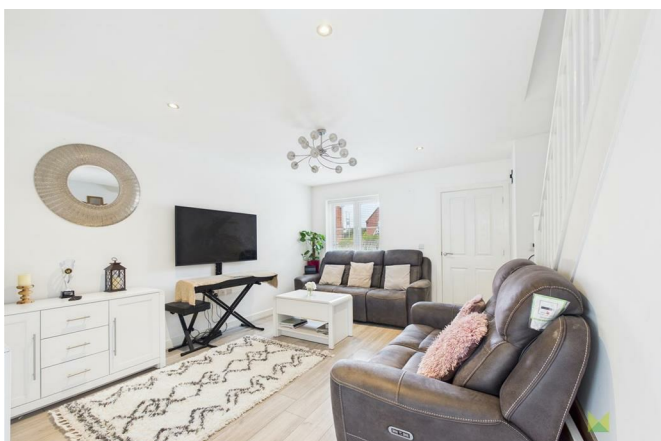
# 21 Barn Owl Way Bicton Heath Shrewsbury SY3 5FA



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £265,000**

## The features

- ATTRACTIVELY PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM
- PARKING FOR TWO CARS
- CLOSE TO THE ROYAL SHREWSBURY HOSPITAL
- EPC RATING B
- ENVIABLE CUL DE SAC LOCATION ON EDGE OF TOWN
- 3 BEDROOMS AND BATHROOM WITH SHOWER
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



\*\*\* 3 BEDROOM SEMI IN ENVIABLE CUL DE SAC LOCATION \*\*\*

An excellent opportunity to purchase this immaculately presented, 3 bedroom semi detached house - perfect for first time buyer or a growing family.

Occupying an enviable cul de sac position in this much sought after location on the Western edge of the Town, ideally placed for ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops and is short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, parking for two cars and enclosed rear garden which has been laid for ease of maintenance.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this lovely cul de sac. Ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent amenities on hand including schools, doctors, shops, public houses, restaurants, takeaways, church and a short walk from the Royal Shrewsbury Hospital.

### RECEPTION HALL

Covered entrance with door opening to Reception, LVT flooring, radiator.

### CLOAKROOM

with window to the front. WC and wash hand basin, radiator.

### LOUNGE

Having window overlooking the front, media point, radiator. LVT flooring.

### KITCHEN/DINING ROOM

Dining area with double opening French doors to the garden.

The Kitchen is attractively fitted with range of soft grey fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units, window over the garden, tiled flooring, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

### BEDROOM 1

with window to the front, fitted double wardrobe, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### OUTSIDE

The property occupies an enviable cul de sac location with parking for two cars. The Front Garden is laid to

lawn. The Rear Garden has been laid for ease of maintenance with large press block paved sun terrace, astro turfed lawn area and large garden storage shed, enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

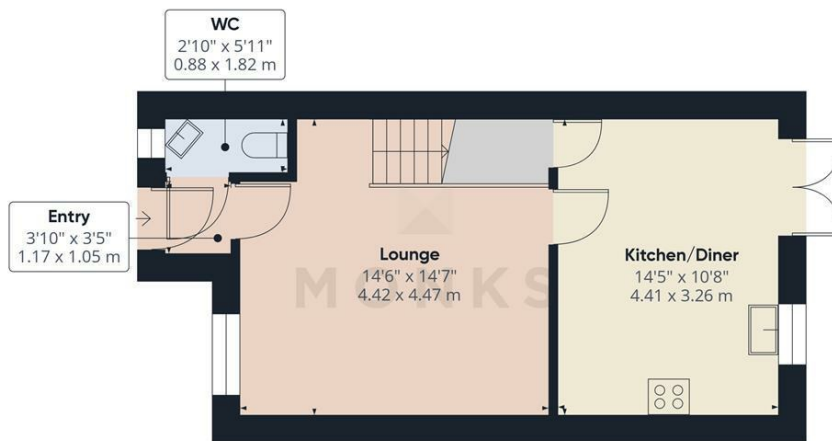
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



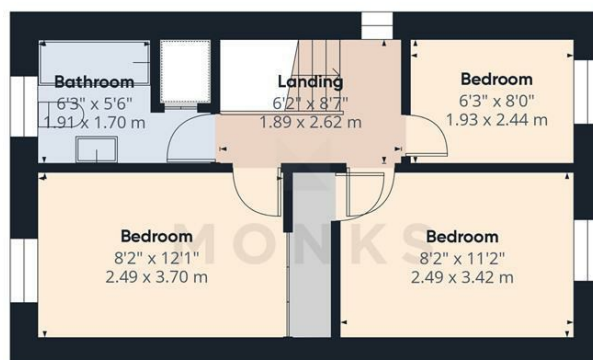
## 21 Barn Owl Way, Bicton Heath, Shrewsbury, SY3 5FA.

3 Bedroom House - Semi-Detached  
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
729.35 ft<sup>2</sup>  
67.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

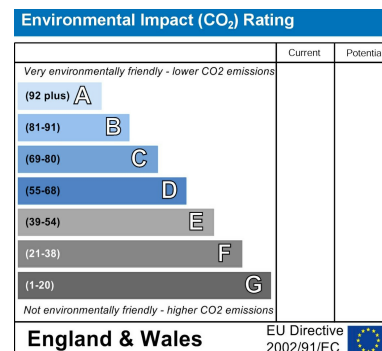
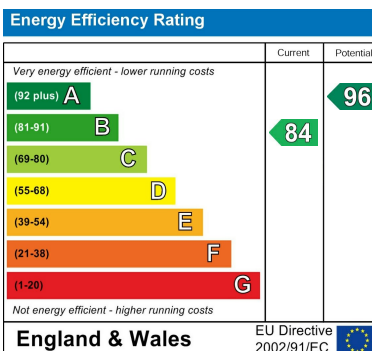
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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