

# 25 Silverdale Bicton Heath Shrewsbury SY3 5EY



2 Bedroom House - Semi-Detached  
Offers In The Region Of £220,000

## The features

- GENEROUSLY PROPORTIONED
- RECENTLY REDECORATED
- MODERN FINISHES THROUGHOUT
- NEARBY TO SCHOOLING, AMENITIES AND HOSPITAL
- ON BUS ROUTE
- TWO DOUBLE BEDROOMS, FAMILY BATHROOM
- KITCHEN AND TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN AND OFF STREET PARKING
- NO ONWARD CHAIN
- EPC RATING C



**\*\*\* MUCH IMPROVED TWO-BEDROOM HOME \*\*\***

A recently refurbished and well-proportioned two bedroom home which offers turn-key ready accommodation ideal for first time buyers or those downsizing.

Occupying an enviable position within a popular residential area on the peripherals of town and ideally placed for commuters with ease of access to the A5/M54 motorway network. There is convenient access to an excellent range of facilities nearby including shops and eateries along with a regular bus service to both the town centre and Royal Shrewsbury Hospital. The nearby primary school is Ofsted rated Outstanding.

The accommodation briefly comprises Reception Hall, Kitchen, Living Room, Conservatory, Two Double Bedrooms and a family Bathroom.

The property has gas central heating, double glazing, off-street parking for two vehicles and a landscaped rear garden.

Offered for sale with No Upward Chain.

## Property details

### LOCATION

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, regular bus service to the Town and a short stroll from the Royal Shrewsbury Hospital.

The property is approached off Silverdale and set back from the road. Take the right hand turning between houses 23 and 29 along a separate driveway where number 25 is found on the left hand side.

### ENTRANCE HALLWAY

Part glazed UPVC front door opens into generous reception hallway laid oak LVT flooring that continues through to the ground floor.

### KITCHEN

Is fitted with a range of timeless shaker style cabinetry under contrasting wood effect work surfaces incorporating 1.5 stainless steel drainer sink. Further range of eyelevel matching units and breakfast bar area. Space for freestanding appliances and window to front.

### LIVING ROOM

Of generous proportions and flooded with light ample room for furniture and double doors into the

### CONSERVATORY/DINING ROOM

A versatile room which could serve as a dining space or summer sitting room overlooking the garden. Double doors onto the terrace.

From the hallway stairs rise to the first floor landing with freshly laid carpets throughout. Access to loft space with pulldown ladder.

### PRINCIPAL BEDROOM

A wonderfully light double bedroom with space for freestanding furniture and window to rear.

### BEDROOM TWO

Another double bedroom with two built-in storage cupboards and window to front.

### BATHROOM

Fitted with a white suite comprising panelled bath with dual showerhead over, low-level flush WC and hand wash basin set into vanity unit. Partly shower boarded for ease of maintenance with window two side and storage cupboard.

### OUTSIDE

The delightful rear garden has been landscaped with

elegant Indian sandstone paving to provide a wonderful outdoor entertaining space enjoying the afternoon and evening sun. Off-street gravel parking for two vehicles has been created down side of the house. Screened storage shed.

### 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 B - 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



## 25 Silverdale, Bicton Heath, Shrewsbury, SY3 5EY.

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Approximate total area<sup>®</sup>  
659.4 ft<sup>2</sup>  
61.26 m<sup>2</sup>

(1) Excluding balconies and terraces

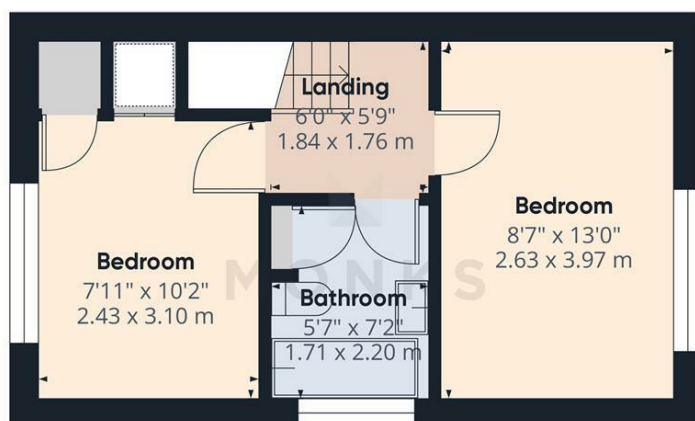
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1



## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk

**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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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