



MONKS

# 47 The Oval Bicton Shrewsbury SY3 8ES

3 bedroom House - Link  
Detached property  
Offers in the region of £350,000



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\*\*\* 3 BEDROOM HOME WITH LOVELY RURAL VIEWS \*\*\*

An excellent opportunity to purchase this immaculately presented, 3 bedroom link detached house which has been improved by the current owners to include the addition of a brand new air source heat pump and cavity wall insulation - perfect for those energy conscious buyers.

Occupying an enviable position tucked away in a cul de sac with open fields to the rear in the popular and sought after village of Bicton. Being a short drive from local amenities, the Town Centre and for commuters the A5/M54 motorway network.

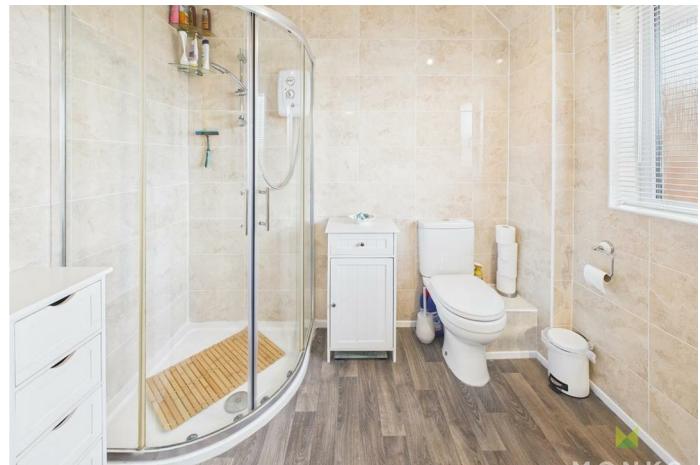
The accommodation briefly comprises Reception Hall with Cloakroom, good sized through Lounge with feature log burner, separate Dining Room, Conservatory, Kitchen, Utility Room, 3 generous double Bedrooms and family Shower Room.

The property has the benefit of double glazing, air source heat pump, driveway with ample parking, garage and lovely enclosed rear garden bordered by farmland.

Viewing highly recommended

47 The Oval  
Bicton Shrewsbury  
SY3 8ES





## LOCATION

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## RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, useful cloaks cupboard, radiator, wooden effect floor covering.

## CLOAKROOM

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

## LOUNGE

A lovely light through room with window to the front, chimney breast housing cast iron log burner with wooden lintel over, media point, radiators. Sliding patio doors opening to

## CONSERVATORY

being of brick and sealed unit double glazed construction with double opening French doors to the garden, glazed roof and tiled floor.

## DINING ROOM

having sliding patio doors leading onto the garden, wooden effect floor covering, radiator.

## KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over with integrated dishwasher, space for slot in cooker with extractor hood over and recess for fridge/freezer. Additional cupboard, pan and cutlery drawers and matching eye level wall units, wooden effect floor covering, wall mounted column style radiator, window to the side.

## UTILTY ROOM

with single drainer sink set into base cupboard and ample space for appliances, tiled surrounds and flooring, radiator, door and window to the side.

## FIRST FLOOR LANDING

Staircase leads to the First Floor with Airing and Linen cupboards, access to roof space.

## BEDROOM 1

A generous double room with window to the rear with lovely open aspect over adjoining fields, fitted double wardrobe with mirror fronted sliding doors, radiator.

## BEDROOM 2

A double room again with window overlooking the rear with open views over adjoining fields, radiator.

## BEDROOM 3

A good sized room with window to the front, built in wardrobe, radiator.

## SHOWER ROOM

with suite comprising shower cubicle, wash hand basin set into vanity with storage beneath and WC. Complementary fully tiled walls, radiator, window to the side.

## OUTSIDE

The property occupies an enviable position approached over driveway providing parking for numerous cars and leading to the Garage with up and over door, power and lighting.

The Front Garden is laid to lawn with inset specimen trees and gravelled border with flower and shrub beds. The Rear Garden is a particular feature being laid to good sized paved sun terrace and lawn with well stocked flower, shrub and herbaceous beds enclosed with wooden fencing and bordered to the rear by open fields with a wonderful rural aspect.

## 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 mains electric and water are connected. Heating is via the air source heat pump.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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](http://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



## Judy Bourne

Director at Monks

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## Get in touch

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

**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

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Shropshire, SY1 1HL

## 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.