

# 59 The Furlongs Bicton Heath Shrewsbury SY3 5FU



2 Bedroom House - Mews  
Offers In The Region Of £330,000

## The features

- WELL-PROPORTIONED ROOMS WITH HIGH CEILINGS
- PERIOD AND CONTEMPOARY FINISHES THROUGHOUT
- VERSATILLE RECEPTION SPACES
- PRIVATE GARDEN
- TWO PARKING SPACES
- STYLISH FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM AND SHOWER ROOM
- NHBC BUILDMARK WARRANTY VALID UNTIL 2027
- EPC RATING C



**\*\* A SUPERBLY PRESENTED MEWS HOME OFFERING A BLEND OF CONTEMPORAY AND CHARACTERFUL ACCOMODATION WITH DELIGHTFUL ENCLOSED GARDEN AND PARKING \*\***

This striking two double bedroom home offers light and generous accommodation that is ideal for 'lock up and leave' living, those downsizing or seeking a direct commute to the Royal Shrewsbury Hospital.

Finished to an exacting standard of specification by reputable local house builders Shropshire Homes, the property occupies an enviable position within the grounds of the Historic Leighton Park, being nearby to a wide variety of local amenities.

The property enjoys an enclosed garden which has been carefully curated by the current owners, private front and rear door access and two allocated parking spaces. Gas central heating and double glazing.

Internal inspection highly recommended to appreciate the elegant proportions and period detailing such as high ceilings deep skirting boards and picture rails.

## Property details

### LOCATION

The iconic Leighton Park is situated approximately 1.5 miles West of Shrewsbury town centre with ease of access to the A5 and M54 motorway network beyond. There are a host of local facilities including Supermarket, Shops, Pub/eatery, Oxon Primary School Ofsted Rated Outstanding, Doctors, Church and is within a short distance of the Royal Shrewsbury Hospital. There is a regular bus service to the Town Centre which boasts a range of independent Stores, two Shopping centres, Theatre and Restaurants.

The property is located to the rear of the historical development and is approached off Somerby Drive. Continue into The Furlongs, past the Chapel and through to the car park overlooking the idyllic tree-lined cricket ground where you will see the Visitor parking. 58 on the right hand side approached through a metal gate set into Copper Beach hedging.

### KITCHEN/LIVING ROOM

A generously proportioned entertaining space flooded with light from a large picture window with deep set sill. The kitchen is fitted with a range of timeless wall and base units under quartz countertops incorporating 1.5 drainer sink. Neff integrated appliances include two ovens, four-burner hob with extractor fan over, warming drawer, dishwasher and washing machine. The seating area is fitted with a bespoke Neville Johnson TV unit.

### DINING ROOM

An atmospheric room with two high set windows. This space could serve as a sitting room, if the occupant prefers a kitchen/dining room.

### CLOAKROOM

with WC and wash hand basin.

### PRINCIPAL BEDROOM

A spacious double bedroom with built in storage and vanity unit.

### EN-SUITE SHOWER ROOM

With large shower cubicle, direct mixer shower unit, wash hand basin set into vanity unit and WC. Complementary tiled surrounds and heated towel rail.

### BEDROOM TWO

Another well-proportioned double bedroom with built in wardrobes.

### BATHROOM

With suite comprising panelled bath, large shower cubicle, wash hand basin set into vanity unit and WC. Complementary tiled surrounds, heated towel rail and two high set windows.

### OUTSIDE

Approaching from the parking area through a metal gate set into estate fencing and mature beach hedging, a pathway leads to a an alfresco dining terrace that extends from the back door. There is an expanse of lawn flanked by gravelled areas and well-stocked flower beds. There are two allocated parking spaces along with additional visitor parking.

The front door opens from the hallway providing access through a lawned courtyard.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water, gas, electricity and drainage 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.

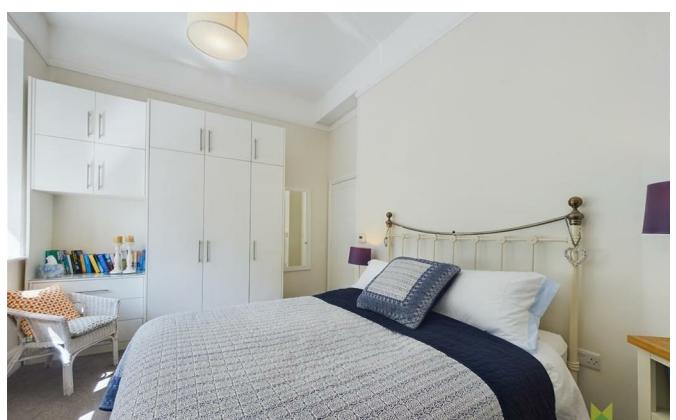
#### REMOVALS

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.





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**MONKS**

Approximate total area<sup>(1)</sup>  
1010.58 ft<sup>2</sup>  
93.89 m<sup>2</sup>

Reduced headroom  
2.41 ft<sup>2</sup>  
0.22 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



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## Get in touch

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## 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		90
(81-91) B	78	
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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