



SAMUEL WOOD

70 Morris Grove, Bicton Heath, Shrewsbury, SY3 5FP

Asking Price £440,000



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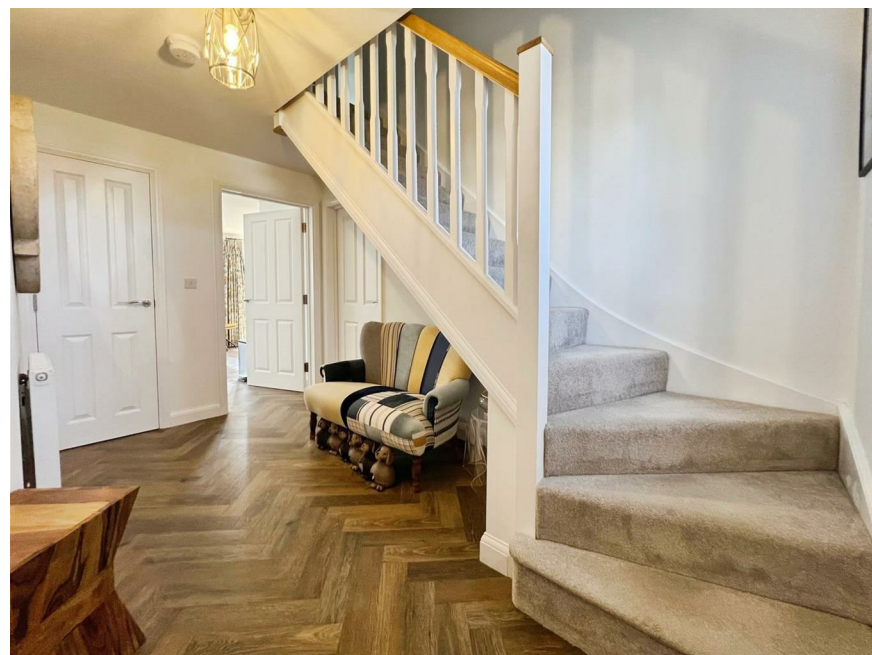
- Elegant Detached Family Residence
- Prime Position Overlooking Open Green
- Landscaped Private Rear Garden
- Detached Garage And Driveway
- Easy Access To Shrewsbury And A5
- Prestigious David Wilson Homes Development
- Exceptional Open-Plan Family Kitchen
- Principal Suite With En-Suite
- Excellent Schools And Amenities Nearby
- EPC Rating B

Occupying one of the finest positions within this sought-after David Wilson Homes development, this exceptional four-bedroom detached residence enjoys an uninterrupted outlook across an attractive green and ornamental pond, creating a setting rarely associated with modern developments. Beautifully presented throughout, the home offers thoughtfully designed accommodation centred around an impressive open-plan kitchen and dining space, complemented by a generous reception room, four well-proportioned bedrooms and beautifully appointed bathrooms. Landscaped gardens, a detached garage and private driveway further enhance the appeal. Combining contemporary design with a peaceful setting, the property is ideally placed for highly regarded schools, Shrewsbury town centre, the Royal Shrewsbury Hospital and excellent road links via the A5 and M54. A superb family home offering quality, comfort and an exceptional lifestyle.

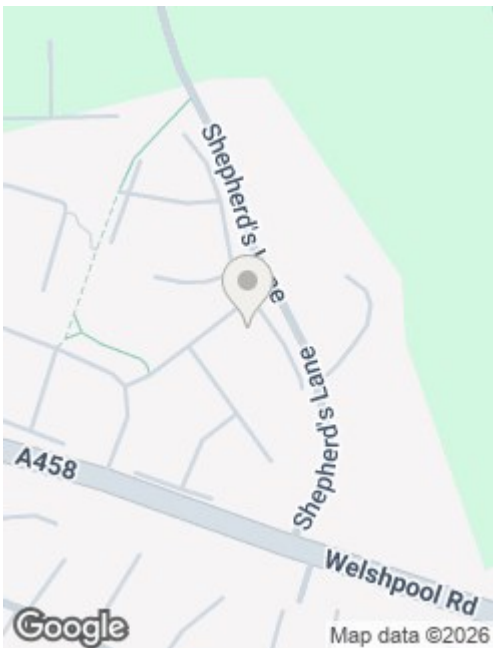
A welcoming reception hall sets the tone for the accommodation beyond, where a sense of space and natural light is immediately apparent. The elegant living room enjoys a pleasant front aspect overlooking the green, whilst the beautifully appointed kitchen and dining room forms the heart of the home, offering an ideal environment for both everyday family life and entertaining. Contemporary cabinetry, integrated appliances and French doors opening onto the landscaped gardens create a seamless connection between inside and out. A separate utility room and cloakroom complete the ground floor.

The first floor is arranged around a spacious central landing, giving access to four generously proportioned bedrooms. The principal suite benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by an equally well-appointed family bathroom. The versatility of the accommodation lends itself equally well to family living, guest accommodation or dedicated home working.

The property's enviable position is one of its defining features, enjoying uninterrupted views across an attractive green and pond which create an unexpected feeling of openness and tranquillity. To the rear, the professionally landscaped garden has been designed for ease of maintenance whilst providing an inviting setting for outdoor entertaining and relaxation. A detached garage and private driveway complete this outstanding home.







Directions

What3words: ///imperious.second.formation

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 13 Mbps, & Ultrafast 10,000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

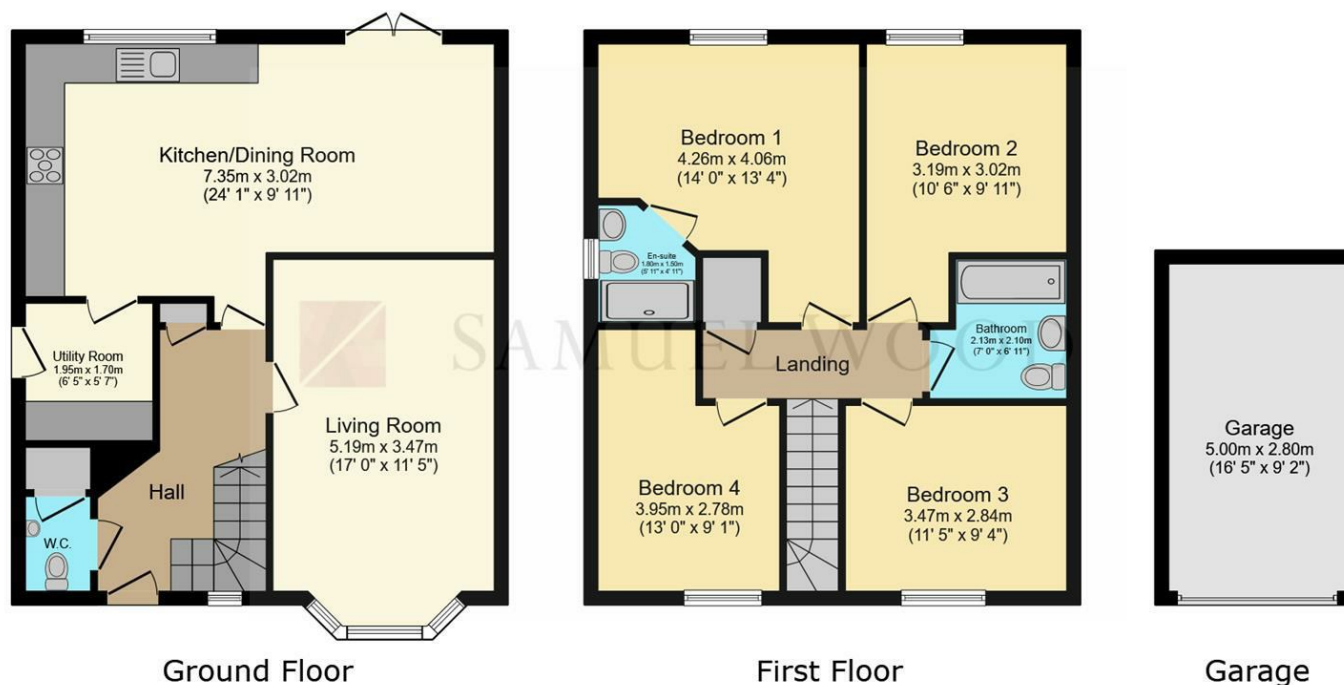
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Total floor area: 134.6 sq.m. (1,449 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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