



Westside House, Welshpool Road, Bicton Heath, Shrewsbury, SY3 8FP

4 bedroom detached house — £625,000 Freehold

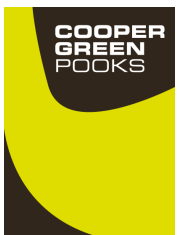
£625,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

This substantial and immaculately maintained detached family home offers superb accommodation with a beautiful, landscaped garden, driveway and detached garage. The property is conveniently located on the fringe of town within an exclusive gated development, whilst being a short walk from some excellent amenities and just a 5/10-minute drive from the town centre.

KEY FEATURES

- Entrance porch to a spacious hall, from which there are doors to the three main living areas.
- Sizable living room with exposed beam and brick chimney breast which has a slate hearth and wood burner. There is also a window and glazed double doors opening onto the garden.
- Study/playroom with doors connecting to the dining and family rooms. Both of these rooms have oak boarded flooring, whilst the dining room has bi-folds to the kitchen, and the family room has glazed doors to the garden and also the adjoining garden room.
- Well-fitted kitchen having an extensive range of units, integrated appliances and tiled flooring. There is also a rear hall from which you can access the kitchen and utility room with cloakroom.
- Staircase from hall to the first floor landing where there are four large double bedrooms and a shower room. Two of the bedrooms have Juliet balconies overlooking the gardens and the main bedroom also has an en-suite.
- The interior of this property has been recently re-decorated along with having new carpets fitted, blinds and bespoke plantation style shutters. There is also replacement double glazed uPVC windows and a modern oil fired central heating system.
- The property is approached through double electric gates with video entry system and forms part of an exclusive development of 6 individual properties. There is a long shared driveway bordered by well kept grounds which leads to the rear of the property where there is a private driveway and parking area for several cars, as well as a detached single garage with electric door.
- The beautifully landscaped garden is south facing and neatly laid to lawn with paved sun terraces and established trees and beds. There is also a large pond which is a very attractive feature that borders the lower boundary.
- Very convenient setting on the fringe of town, a few minutes from the bypass Oxon primary school, good pub/restaurant and the Bicton shopping complex.
- No onward chain.

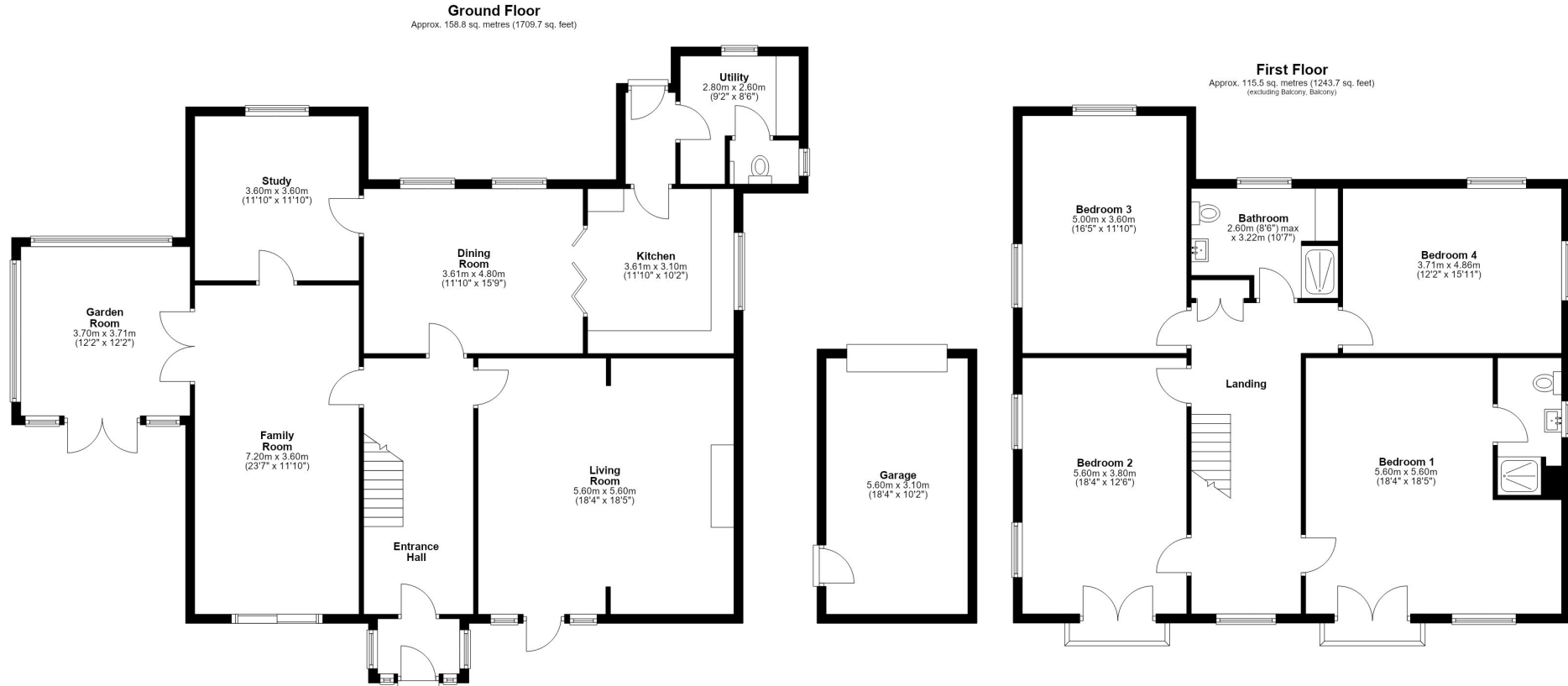


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Total area: approx. 274.4 sq. metres (2953.4 sq. feet)











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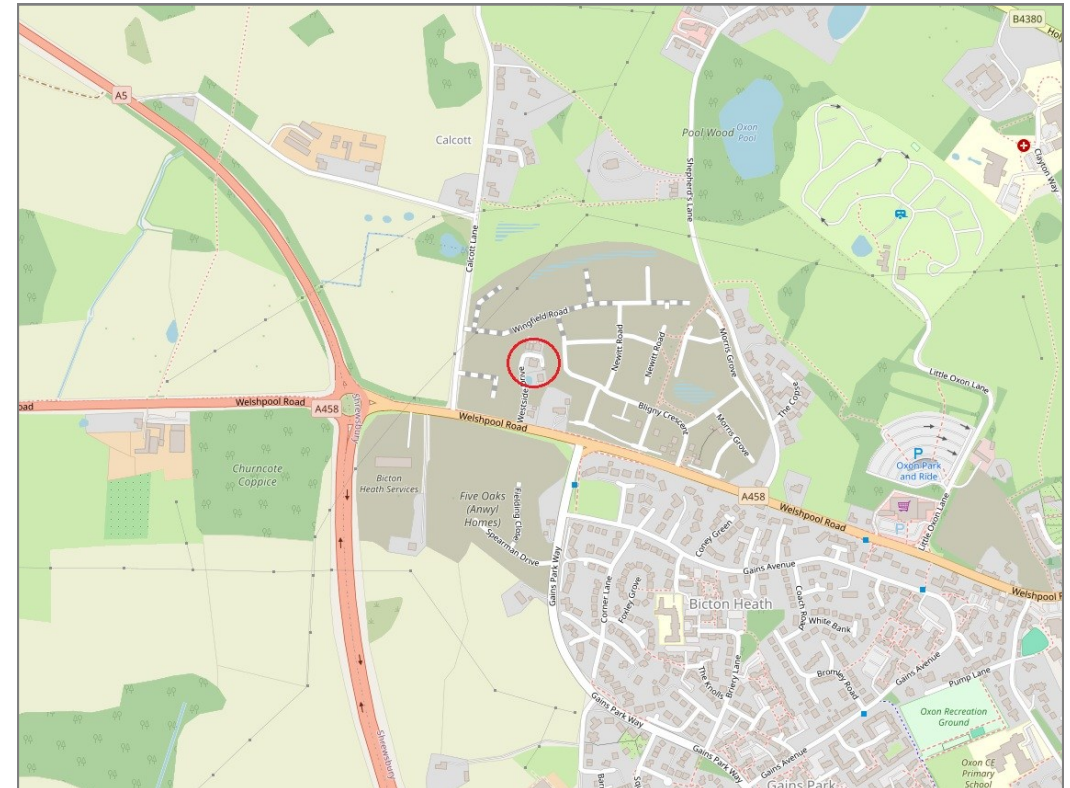
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	TBC
Services	Mains electricity, water, and drainage connected. Oil fired central

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666

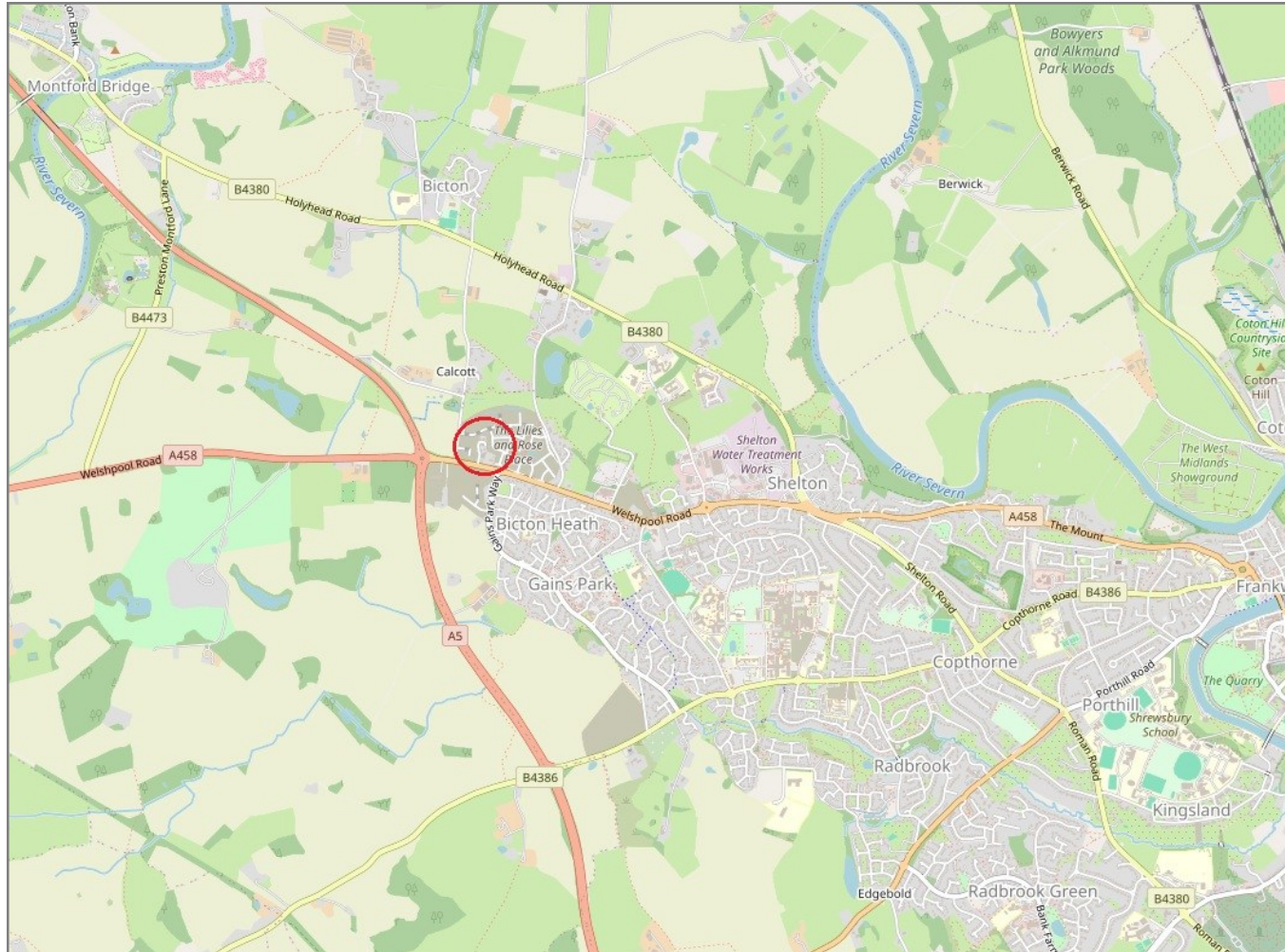
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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