HOLLAND BROADBRIDGE



















The Property Ombudsman

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HOLLAND BROADBRIDGE

93 Leighton Park, Shelton Bicton Heath, Shrewsbury, Shropshire, SY3 5FS

www.hbshrop.co.uk






Offers In The Region Of £289,950

Viewing: strictly by appointment through the agent

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5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£289,950

Offered for sale with NO UPWARD CHAIN and set within an elegant conversion of former Grade II listed hospital buildings, this is a spacious and beautifully presented two double bedroom first floor apartment, which effortlessly blends contemporary living with timeless character. The property offers thoughtfully designed living accommodation to maximize space and natural light, ideal for both relaxing and entertaining. A particular highlight of the property is the enclosed private walk-out balcony overlooking a local bowling green and cricket club along with far reaching views beyond, creating a sense of openness and tranquility. Bicton Heath is serviced by excellent local amenities and is within easy reach of the Shrewsbury Town Centre and local by-pass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal hallway, communal first floor landing, reception hallway, modern open plan kitchen/diner/lounge with range of built-in appliances, master bedroom with en-suite shower room, further double bedroom, attractive bathroom, feature enclosed walk-out balcony with a pleasing aspect over a local bowling green and cricket club, beautifully maintained communal grounds, two allocated car parking spaces, two bike stores, NO UPWARD CHAIN, sealed unit double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal hallway
Stairs then rise to:

Communal first floor landing
Door then gives access to:

Reception hallway
Having recess spotlights to ceiling, telephone point, wall mounted telephone intercom system, wall mounted digital heating control panel and cupboard housing pressurised water system. From reception hallway door gives access to:

Modern, open plan kitchen/diner/lounge
20'3 x 13'10
The kitchen/dining area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated appliances include oven, four ring electric hob, stainless steel cooker canopy over, integrated fridge/freezer, dishwasher, washer/dryer, fitted wooden style worktops with inset 1 1/2 sink drainer unit and mixer tap over, tiled floor, picture rail. The Lounge area comprises: Radiator, picture rail, sealed unit double glazed window with fitted shutters and pleasing aspect, sealed unit double glazed French doors give access to walkout balcony.

Door from reception hallway give access to two double bedrooms and bathroom.

Bedroome one
12'11 x 9'3
Having two large fitted mirror fronted double wardrobes with storage over, sealed unit double glazed window with fitted shutters and radiator. From bedroom one door gives access to:

En-suite shower room
Having tiled shower cubicle, low flush wc, pedestal wash hand basin, half tiled to walls, tiled floor, shaver point, recess spotlights and extractor fan to ceiling.

Bedroom two
12'11 x 8'4
Having sealed unit double glazed window with fitted shutters and pleasing aspect over the local bowling green and cricket ground, radiator, open fronted wardrobe recess and picture rail.

Bathroom
Having a modern four piece suite comprising: Panel bath, corner tiled shower cubicle, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, tiled floor, half tiled to walls, Having point, heated towel rail, recess spotlights and extractor fan to ceiling.

Outside
The property boasts a superb enclosed walk-out balcony, accessed from the open-plan kitchen/dining/lounge area, enjoying a pleasant outlook towards the local bowling green and cricket club. Situated within the sought-after Leighton Park development, residents also benefit from beautifully maintained communal grounds.

The balcony is a particular feature of the home, being south-facing and offering a delightful aspect over the local cricket and bowling grounds, and far-reaching views towards the Long Mynd. It is finished with decked flooring and attractive wrought iron railings, creating an ideal space for relaxation or entertaining.

The property further benefits from two allocated car parking spaces, along with ample additional visitor parking.

Services:
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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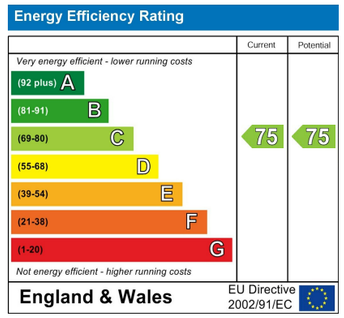
Mortgage services

Tenure:
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

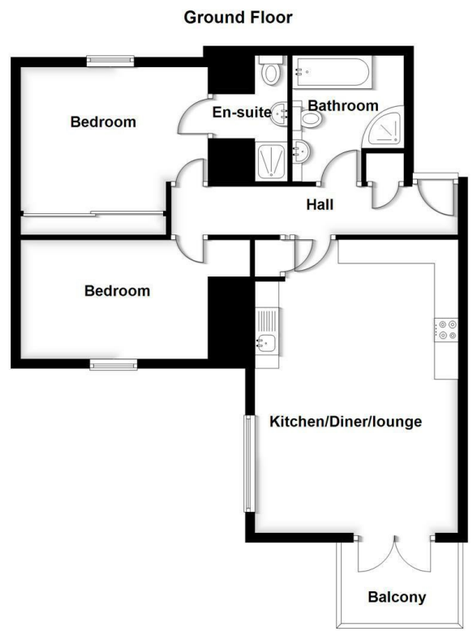
Mortgage services:
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Disclaimer:
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



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