



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 The Furlongs, Bicton Heath, Shrewsbury SY3 5FW £365,000 Region

To view this property please call us on **01743 236 800** Ref: T6897/GMMU

A stunning, much improved and extended, 3 bedroomed detached house.

This stunning, much improved and extended, 3 bedroomed detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation comprises : entrance hall, dining room, open plan kitchen/living/family room, study, utility room, cloakroom/wc, master bedroom with shower room en suite, 2 further double bedrooms and a family bathroom. Parking and a good sized rear garden. The property also benefits from double glazing and gas-fired central heating.

This property is pleasantly situated on the fringe of this exclusive development and is well placed within reach of excellent amenities including good schools, local shops, the Royal Shrewsbury Hospital, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

COVERED PORCH

With part glazed entrance door leading to :

ENTRANCE HALL

DINING ROOM

13'7" x 11'10" (4.13m x 3.60m)

Attractive fireplace
Window to the front.

OPEN PLAN KITCHEN/LIVING/FAMILY ROOM

22'8" x 14'5" (6.92m x 4.40m)

A stunning room that has been recently extended by the current owners to provide a superb open plan living space with a fully fitted kitchen area with a range of integrated appliances, breakfast bar and tiled flooring.

The extension provides an attractive living room/family area with bi folding doors opening out to the rear garden
Log burner with oak beam over and wood flooring.

STUDY

16'2" x 8'11" (4.94m x 2.72m)

Wood flooring
Built in cupboard
Window to the front.

UTILITY

7'4" x 5'6" (2.23m x 1.67m)

Fitted work surface with sink unit and cupboard beneath
Space and plumbing for white goods.
Side access door.

WC

Fitted with a white suite comprising low flush wc
Wash hand basin
Tiled floor.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with large airing cupboard. Access to loft.

MASTER BEDROOM

13'6" x 12'1" (4.11m x 3.68m)

Built in triple wardrobe with sliding mirror fronted doors
Window to the front.

EN SUITE

Fitted with a modern white suite comprising double width tiled shower cubicle
Pedestal wash hand basin
Low flush wc
Tiled floor.

BEDROOM 2

11'5" x 12'1" (3.49m x 3.68m)

Window to the rear overlooking the garden.

BEDROOM 3

7'10" x 12'0" (2.39m x 3.67m)

Window to the rear overlooking the garden.

BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over

Pedestal wash hand basin

Low flush wc

Part tiled walls and tiled floor.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a double width brick paved driveway providing parking and pedestrian access to the formal reception area. The driveway is neatly flanked to either side by lawn with a paved pathway and gateway leading around to the rear.

To the rear is a good sized GARDEN with a paved patio seating area, neatly kept lawned area and fully enclosed on all sides by closely boarded wooden fencing.



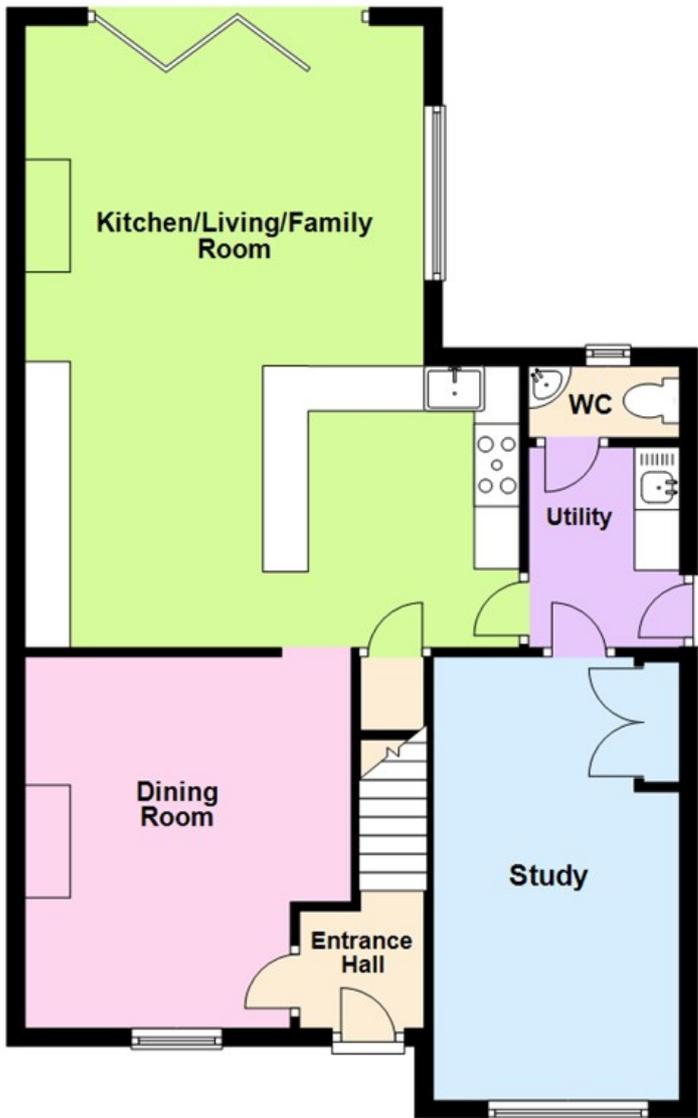




FLOOR PLANS ...

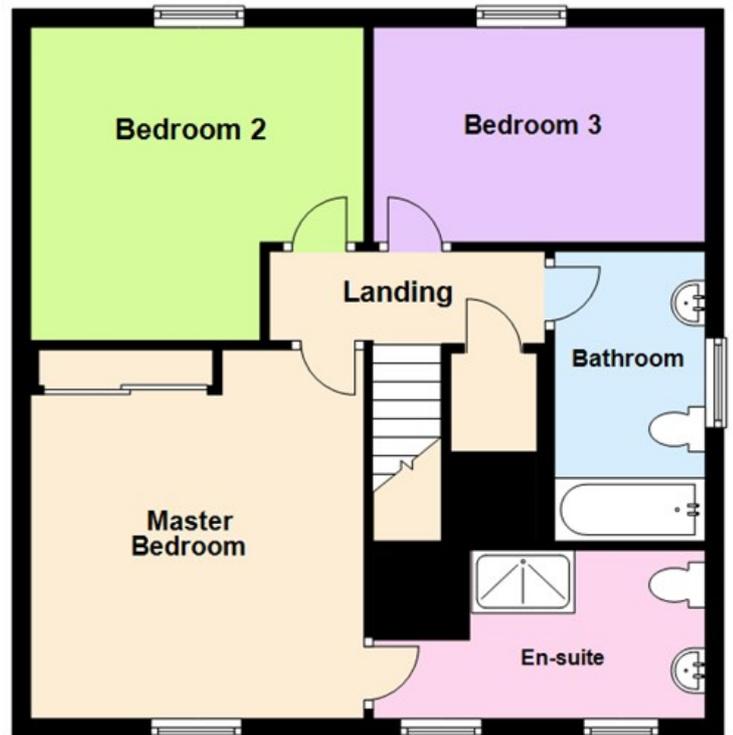
Ground Floor

Approx. 775.7 sq. feet



First Floor

Approx. 616.5 sq. feet



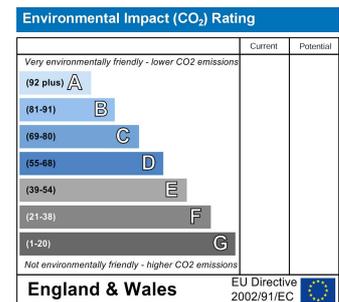
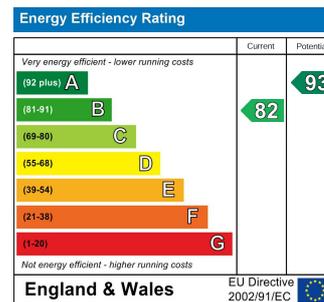
Total area: approx. 1392.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the Welshpool Road A458. At the first traffic island turn left onto Somerby Drive. Continue for a further distance eventually turning right into The Furlongs and then right again where number 8 will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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