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Leighton Park, Bicton Heath, SY3 5FT

Offers Around
£220,000



Property Description

A beautiful bungalow with splendid open views of the bowling green!

This unique property is set on historic grounds in the well regarded location of Shrewsbury. The modern interior offers feature high ceilings throughout the accommodation providing a feel of space and light.

With open plan living, the kitchen area features an integral four ring electric hob with extractor over, also a dishwasher and washer/dryer. The kitchen gives access to the conservatory and enclosed low maintenance garden with patio area. Further inside the property is the main bathroom and a good sized bedroom, benefitting from generous storage/wardrobe space. A must see home in a premier location.

Accommodation

Entrance Hallway

Living / Kitchen Area

5.6 x 5.0 max 3.6 x 2.5 min (18'4" x 16'4" max 11'9" x 8'2" min)

Conservatory

2.6 x 2.6 (8'6" x 8'6")

Master Bedroom

3.4 x 3.2 (11'1" x 10'5")

Bathroom

Low Maintenance Garden to Rear

Tenure: Leasehold



Floor Plan: Leighton Park, Bicton Heath, SY3 5FT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

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To book a viewing
Call us on **01743 357032**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		77	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			95
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

