







6 Douglas Way, Bicton Heath, Shrewsbury, SY3 5PB  
Offers In The Region Of £399,995

Offered for sale with no upward chain, is a well appointed, modern four bedroom detached house with a garage. This well-maintained family home has improved throughout and has accommodation on the ground floor consisting of a good sized living room, attractively refitted kitchen diner with French doors to garden, off which is the utility room and downstairs cloakroom. The first floor has a principal bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom.

There is a double width driveway to the front which leads to the garage. There is a good sized garden to the rear.

Viewing is highly recommended.





The property occupies a pleasant position in a quiet cul-de-sac on this popular and established development on the western side of Shrewsbury and is well placed within easy reach of a range of amenities which include popular schools in both the public and private sector, The Royal Shrewsbury Hospital, Shrewsbury town centre and the by-pass link road with connections via the A5 and also the M54.

**Entrance Hallway**

Entrance door into the hallway with a radiator, stairs rising to the first floor, wooden style flooring, understairs storage cupboard, doors to kitchen diner and living room.

**Living Room**

Upvc double glazed window, radiator, gas fire with attractive surround.

**Refitted Kitchen Diner**

Attractively refitted with wall mounted storage cupboards, worktops with inset sink and drainer, cupboards beneath, built in dishwasher, electric hob unit and eye level double oven. Upvc double glazed window, inset ceiling spotlights, radiator, door into the utility room. Upvc double glazed French doors into the rear garden. Wooden style flooring.

**Utility**

Worktops with cupboards beneath, space and plumbing for a washing machine and fridge freezer. Radiator, wooden style flooring, door to outside, door to downstairs cloakroom.

**Cloakroom**

Low-level W.C, wall mounted wash hand basin, radiator, Upvc double glazed window, part tiled walls.

**First Floor Landing**

Airing cupboard, loft access, doors to the bedrooms and bathroom.

**Principal Bedroom**

Upvc double glazed window, radiator, built in double wardrobes, built in cupboard, door to en-suite shower room.

**En Suite Shower Room**

Shower cubicle, low-level W.C, wall mounted wash hand basin, tiled walls, inset ceiling spotlights, heated towel rail, Upvc double glazed window.

**Bedroom Two**

Upvc double glazed window, radiator, built in double wardrobes.

**Bedroom Three**

Upvc double glazed window, radiator, built in double wardrobes.

**Bedroom Four**

Upvc double glazed window, radiator.

**Bathroom**

Panelled bath with shower attachment, low-level W.C, pedestal wash hand basin, heated towel rail, tiled walls, tiled floor, inset ceiling spotlights, Upvc double glazed window.

**Outside**

Outside, there is a generous double width driveway parking area which provides space for numerous vehicles and gives access to the integral garage. The gardens are a striking feature and have been wonderfully maintained and designed to incorporate a large decked sun terrace which is ideal for Alfresco dining, together with lawns and well stocked shrubbery beds and borders. There is also the benefit of a side garden store.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 10000 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

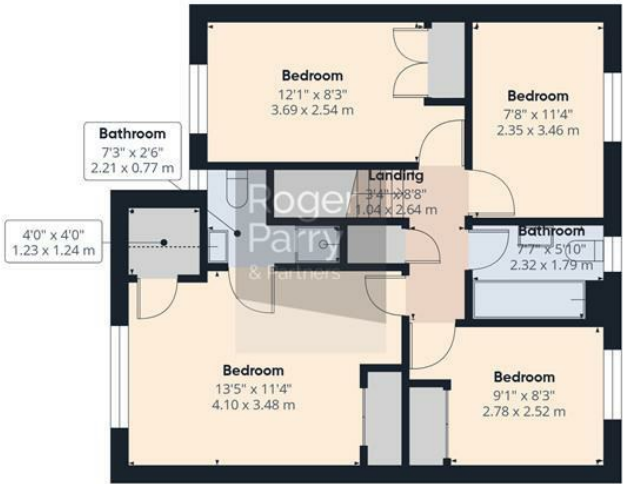
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1262 ft<sup>2</sup>  
117.2 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**General Services:**

Mains electric, gas, water and drainage services are connected

**Local Authority:** Shropshire Council

**Council Tax Band:** E

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**Directions:**

What3Words

deeds.hypocrite.courts

**Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, SY3 8LG  
shrewsbury@rogerparry.net  
01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.