



**Directions:** From Shrewsbury, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit and continue up The Mount in the Welshpool direction. At the traffic lights go straight on following the signs for Welshpool. Proceed over the mini roundabout and then eventually turn left into Gains Park Way and then take the third turning right into Woodcrest. After a short distance turn left into Earls View Hill and follow the road to the left and the property will be seen directly in front indicated by a For Sale board.

### Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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# Roger Parry & Partners



## 11 Earls Hill View, Bicton Heath, Shrewsbury, SY3 5HA

**NO CHAIN- INSPECTION RECOMMENDED**

**Offers in the region of £169,000**

An attractive and well-presented spacious two-bedroom semi-detached house having the benefit of gas-fired central heating, uPVC double glazing, large garage, further on-site parking and large private rear garden. The property occupies a very pleasant and convenient end of cul-de-sac position in this popular residential locality close to a wide range of local amenities and easily accessible to Shrewsbury town centre and the bypass.

The accommodation, which is worthy of a full inspection, briefly comprises: entrance vestibule, entrance hall, living room, dining room opening into kitchen, conservatory and on the first floor: landing, two good sized bedrooms and bathroom with WC.



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**ACCOMMODATION COMPRISING:**  
**(All measurements are approximate)**

Wood framed glazed front door providing access into:

**ENTRANCE VESTIBULE**

With uPVC double glazed windows, ceramic tiled flooring and uPVC double glazed front door leading into:

**ENTRANCE HALL**

With telephone point, uPVC double glazed window to the side, high level fuse box, door through to:

**LIVING ROOM 14'0 x 10'0 (4.27m x 3.05m)**

With uPVC double glazed bow window to the front with pleasant outlook, feature fire surround with marble inset, matching raised hearth and fitted living flame gas contemporary fire. TV aerial connection, radiator and archway leading through to:

**DINING ROOM 9'6 x 6'3 (2.90m x 1.91m)**

With radiator, da-do rail, central heating thermostat, part wood panelling with room divider giving access to:



**FITTED KITCHEN**

**11'0 x 6'10 (3.35m x 2.08m)**

With wood effect laminate flooring, extensive ranges of laminate worksurfaces, hardwood trimmed undercupboards and drawers incorporating inset single drainer stainless steel sink unit with chromium style mixer taps, extensive tiled splash areas, four shelves, uPVC double glazed window with fitted roller blind overlooking the delightful rear gardens. Space and plumbing set for automatic washing machine, gas point for cooker, further matching base unit and wall cupboard above, space for upright fridge freezer, folding door providing access into large understairs shelved storage area.



From the dining room, double glazed sliding patio doors give access into:

**LEAN-TO UPVC CONSERVATORY**

**10'3 x 6'10 (3.12m x 2.08m)**

With wood effect laminate flooring, polycarbonate roof, double glazed windows with opening lights, double glazed sliding patio doors giving access to the private large rear garden.



From the kitchen a service door gives access to:

**ATTACHED BRICK SPAN-ROOF GARAGE**

**18'6 x 9'3 (5.64m x 2.82m)**

With sealed concrete floor, up and over door, power and lighting supply, window and part glazed door to the rear gardens.

From the entrance hall a staircase with handrail ascends to:

**NATURALLY LIT FIRST FLOOR LANDING**

With uPVC double glazed window to the side and hatch providing access to the roof space.

**BEDROOM ONE (FRONT)**

**11'10 x 10'0 (3.61m x 3.05m)**

With radiator, uPVC double glazed window with pleasant outlook, door enclosing the airing cupboard and Bosch fully automatic gas fired combination central heating boiler, together with low level storage and slatted shelving. Further adjacent door into built in wardrobing.



**BEDROOM TWO (REAR)**

**11'0 x 8'0 (3.35m x 2.44m)**

With radiator and window overlooking the rear gardens.



**FAMILY BATHROOM**

With fully tiled walls, wood effect vinyl floor covering, three-piece white suite comprising: panelled bath with fitted Triton Seville electric shower unit above with riser rail head and soap tray together with shower curtain rail, pedestal hand basin, low level WC, opaque uPVC double glazed window with fitted roller blind, panelled ceiling with three downlighters, radiator and mirrored wall cabinet, matching towel holder, towel rail, soap holder and tooth brush holder.



**OUTSIDE**

The property is located at the end of the cul-de-sac with vehicular access over a driveway leading to the garaging and adjacent gravelled area both providing parking for two vehicles. There is side pedestrian access via gate which leads around to the rear of the property where there is a very large paved patio/ sun terrace with dwarf walling and step leading to a very large rear lawn. The whole is screened and enclosed by concrete post and timber fencing. There is also an outside lighting point and water tap.

**EPC Rating: C**

For a full copy of the Energy Performance Certificate please contact agent.