



11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG

4 bedroom detached house — £389,550 Freehold

11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG

Coopergreenpooks.co.uk

£389,550 Freehold—4 bedroom detached house

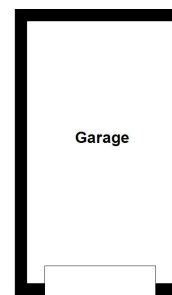
sales@cgpooks.co.uk

This beautifully presented detached family house has been significantly upgraded to provide thoughtfully designed accommodation, finished to a high standard throughout, while being situated within a popular modern development with a pleasant outlook, private garden, driveway parking and detached garage.

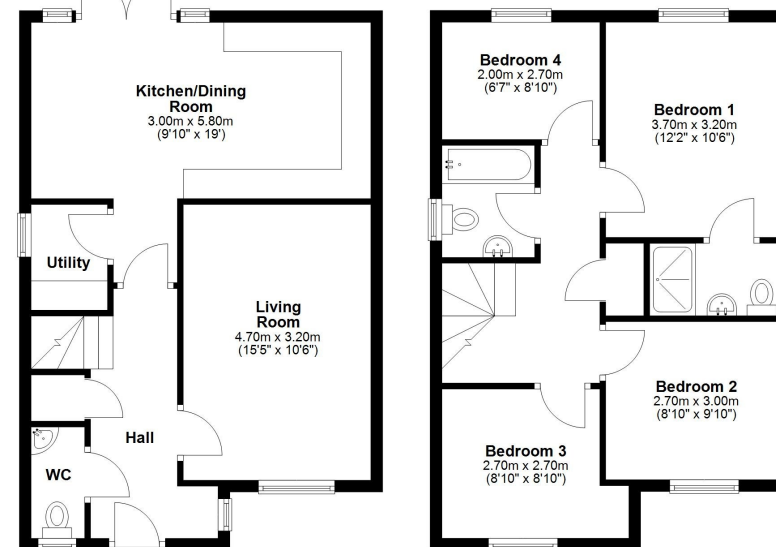
KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage, and turning staircase to landing
- Lovely living room with feature media wall including wireless LEDs controlled by wall switch and built-in cupboards
- Impressive open plan kitchen/dining room, complete with a range of fitted units, integrated appliances, and glazed doors to the rear garden
- There is also a very practical separate utility on the ground floor
- On the first floor are four bedrooms, a well-appointed family bathroom with shower, as well as an en-suite and built-in wardrobes to bedroom one
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with a paved sun terrace and gated access to side
- Driveway plenty of parking, adjoining lawned garden, and detached single garage
- Quietly situated within a popular modern development, still covered by the new build warranty, upgraded and improved from standard
- Located a few minutes' walk from the Bicton Heath shopping complex, Oxon Primary school and a very good pub/restaurant. The bypass is just a few minutes' drive from the property, and the town centre is under 10 minutes
- Sold vacant with no upward chain

Ground Floor
Approx. 59.6 sq. metres (641.2 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)











11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG

£389,550 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666

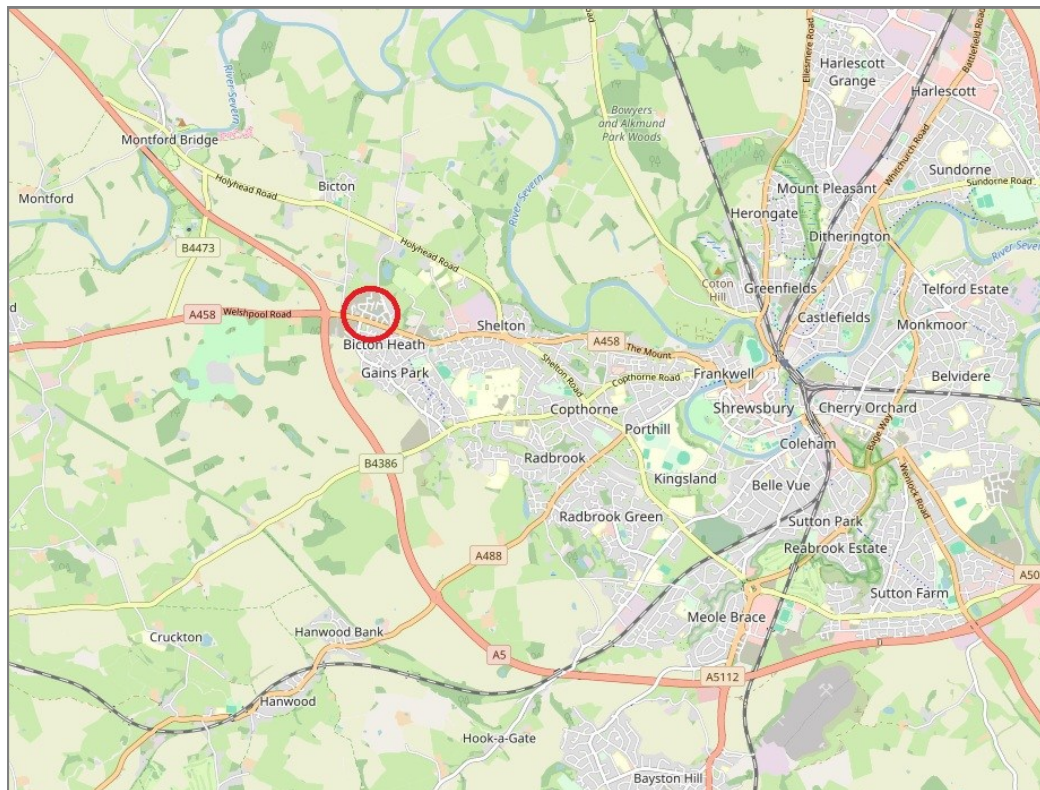
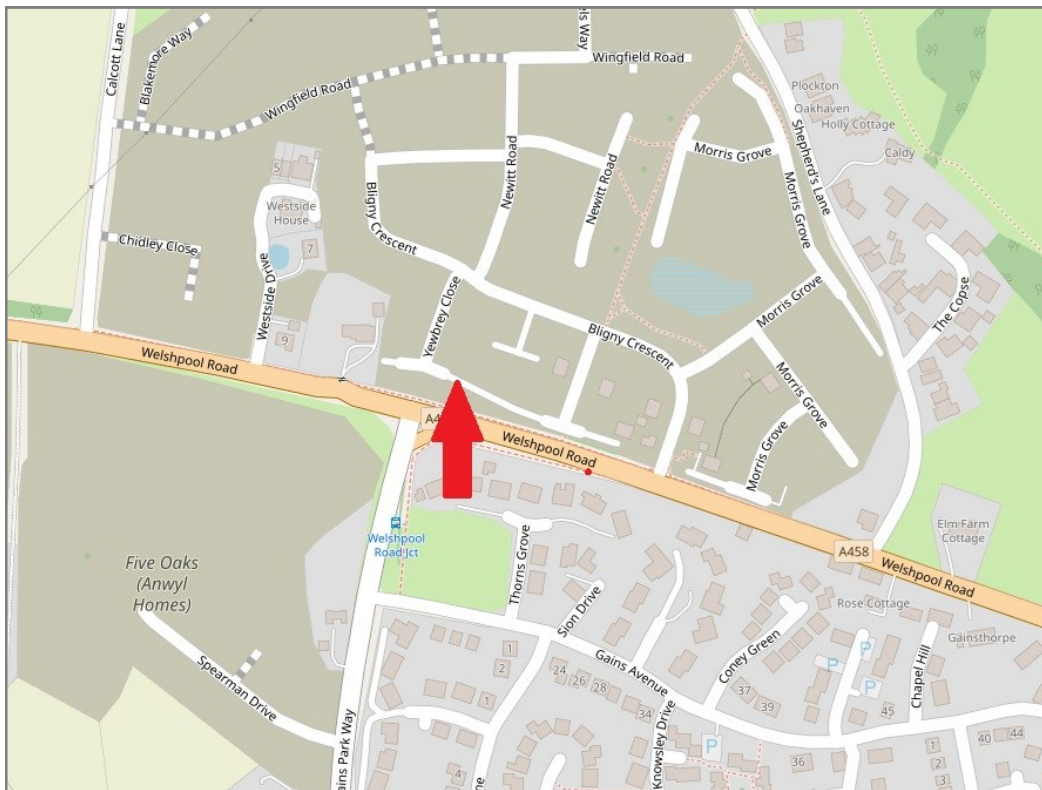


11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG

Coopergreenpooks.co.uk

£389,550 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
Services	All mains services are connected

rightmove

onTheMarket.com



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.