



SAMUEL WOOD

11 The Dell, Bicton Heath, Shrewsbury, Shropshire, SY3 5HG

Offers Over £375,000



11 The Dell

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- Quiet Yet Convenient Location
- Stunning Landscaped Rear Gardens
- Spacious Living Room With Garden Access
- En-Suite To Principal Bedroom
- Driveway, Garage And Workshop
- Four Bedroom Family Home
- Open Plan Kitchen Dining Room
- Ground Floor WC And Utility
- Summer House With Electricity
- EPC Rating C

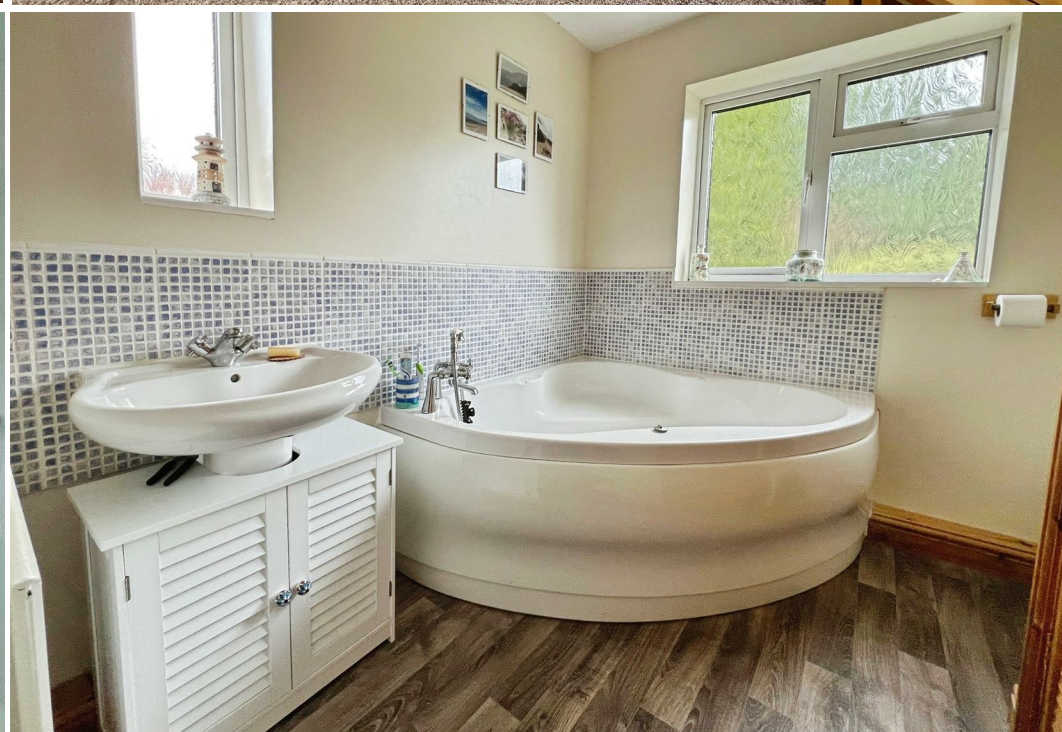
Tucked away in a peaceful and highly sought-after location, 11 The Dell is a beautifully presented four-bedroom family home offering spacious and versatile accommodation, stunning landscaped gardens and excellent access to local amenities, major road links and the Royal Shrewsbury Hospital. The heart of the home is the impressive open-plan kitchen and dining area, thoughtfully reconfigured to create a sociable and contemporary living space, complemented by a utility area and ground floor WC. A generous living room enjoys views over the rear garden with double doors opening onto the patio, perfect for indoor-outdoor living. Outside, the exceptional gardens provide a wonderful setting for relaxation and entertaining, featuring a summer house with log burner and electricity, ideal as a home office, hobby room or garden retreat. A driveway, garage storage and workshop complete this superb family home.

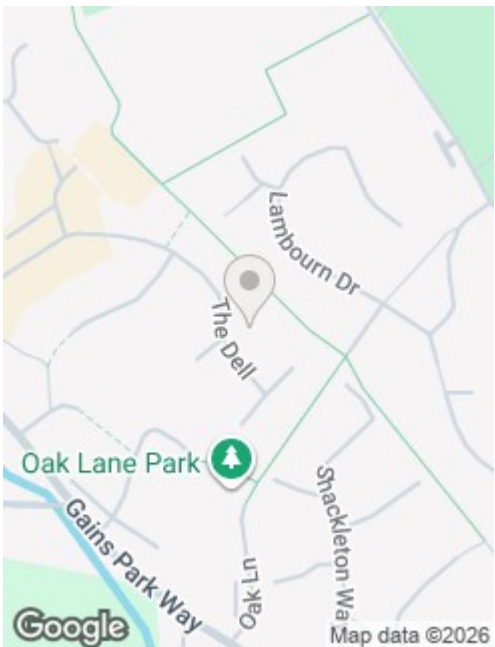
The welcoming entrance hall leads to a spacious living room with double doors opening directly onto the rear garden. The standout feature of the ground floor is the impressive open-plan kitchen and dining room, creating an ideal space for family life and entertaining. A useful utility area and ground floor WC have been incorporated from part of the integral garage, whilst retaining valuable storage space.

The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite bathroom. The remaining bedrooms are served by a modern family shower room, providing practical accommodation for growing families and visiting guests alike.

The property enjoys beautifully maintained and established gardens which create a private and attractive outdoor environment. A summer house with log burner and electricity offers excellent versatility as a home office, studio or entertaining space. To the front, there is a driveway providing off-road parking for two vehicles, access to the garage storage area and a useful workshop.







Directions

What3words: ///taking.pave.stray

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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