

FOR SALE

**27 Montrose Place,
Bicton Heath, Shrewsbury, SY3 5EN**



- One bedroom first floor studio flat
- Good opportunity for first time buyer or investor
- Easy access to the A5 and nearby hospital
- EPC Rating: D

OFFERS IN THE REGION OF: £57,000

01691 610317

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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DESCRIPTION

One bedroom first floor studio flat comprising of kitchen, bathroom and living room/sleeping area. Easy access to the A5, A458 and nearby hospital. Short drive to the town centre. There is a pathway from the property to the Gains Park Avenue Junction bus stop with services into Shrewsbury Town Centre.

ACCOMMODATION

Living room/sleeping area -
(3.390 x 3.042) m + (2.384 x 2.162) m
Laminate flooring, painted walls and ceilings, UPVC windows and front door, door to bathroom, opening to kitchen, two ceiling lights, smoke alarm, electric sockets.

Kitchen –
(1.554 x 2.082) m
Laminate flooring, floor and wall units, space for over, hob and fridge, stainless steel cooker hood, stainless steel sink and draining board, UPVC window, tiled surround, painted walls and ceilings, electric sockets, ceiling light, smoke alarm.

Bathroom –
(0.872 x 2.032) m + (0.694 x 0.721) m
Laminate flooring, painted walls and ceilings, basin with cupboard below and tiles behind, heated towel radiator, toilet, shower cubicle with tiled surround and glazed shower screen, electric shower, cupboard, extractor fan, ceiling light with pull cord.

OUTSIDE

Shared external wooden staircase and porch area to access the property. The property benefits from a large communal car park at the rear with a short lane to it off a rear road – The Paddocks.

SERVICES

We understand mains water, electricity and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

We understand gas has previously been connected to the property but currently disconnected. Interested parties should make their own enquiries for this to be re-connected, if desired.

COUNCIL TAX

According to Shropshire Council website, the property is in Band A for Council Tax purposes.

TENURE

We understand the property is leasehold originally 189 years from 1st January 1982. Purchasers must make their own enquiries via their solicitor.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

What 3 Words: [///headrest.pinging.warbler](#)

VIEWINGS

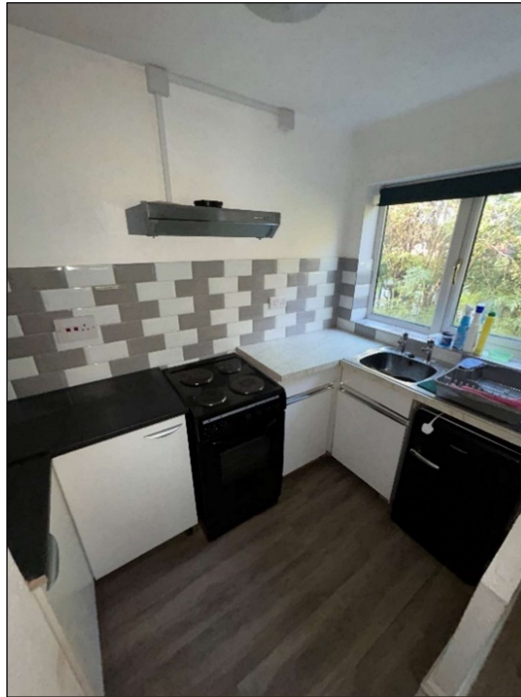
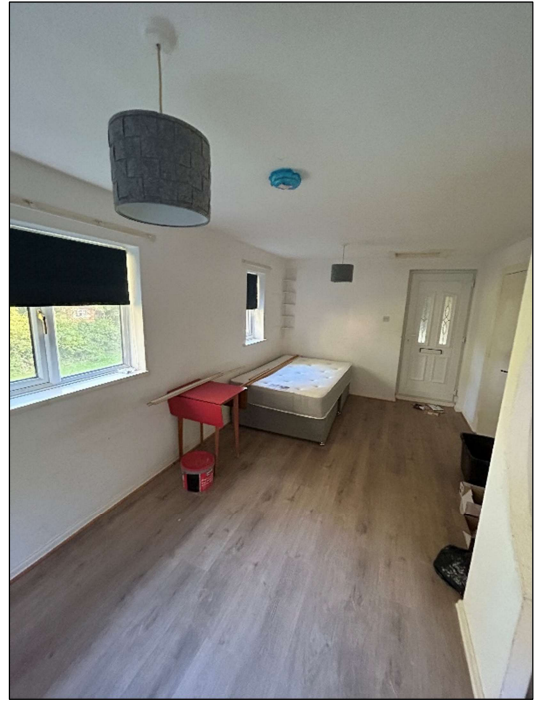
Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

MONEY LAUNDERING

To comply with Money Laundering Regulations, the successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.



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Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that: These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract. No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property. Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ. It must not be assumed that the property has all the required planning permissions or building regulations consents.

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."