



1 Sycamore Cottages, Welshpool Road, Bicton Heath, Shrewsbury, SY3 5AJ

£169,995

This really nicely presented 1 bedroom semi detached cottage is situated in this popular area with easy access to the town, Royal Shrewsbury Hospital and excellent link roads.

Accommodation includes Living Room, Attractive Kitchen, Conservatory, Double Bedroom, 4 piece Bathroom Suite,, Driveway Providing Parking, Garden.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Council Tax Band A

Living Room 10' 10" x 11' 9" (3.30m x 3.58m)
Double glazed entrance door, double glazed window to the front, log effect electric fire, radiator.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Kitchen 8' 6" x 11' 10" (2.59m x 3.60m)
Attractively fitted with a range of grey units, white marble effect work tops, inset composite sink unit, 4 ring ceramic hob with stainless steel splash back and filter hood over, integrated electric oven and washing machine, grey wood effect laminate flooring, Ideal gas fired combination central heating boiler.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Dining Room/Conservatory 8' 4" x 10' 9" (2.54m x 3.27m)
Radiator, French doors lead to rear garden, wood effect laminate flooring.

Bedroom 1 10' 10" x 11' 9" (3.30m x 3.58m)
Radiator, double glazed window to the front.

Bathroom 8' 10" x 8' 8" (2.69m x 2.64m)
Fitted with 4 piece white suite including bath with tiled surround, wash basin with tiled splash and sill, WC, shower cubicle with drench shower head, double glazed window, radiator, wood effect laminate flooring.

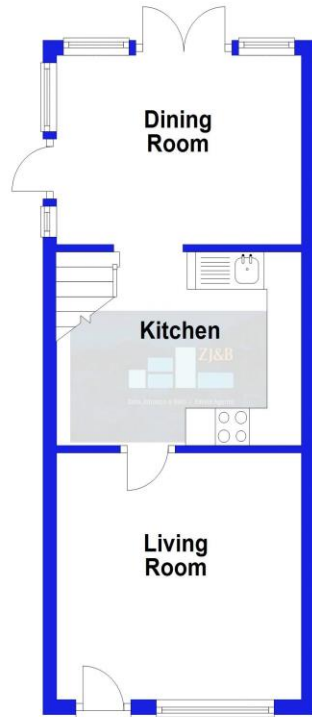
Driveway

Good size driveway providing ample parking,

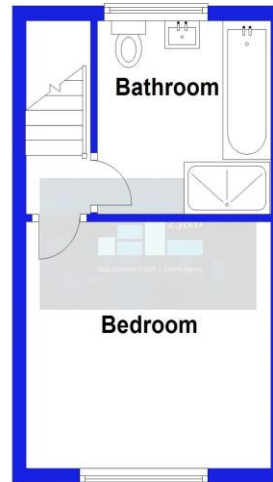
Rear Garden

Low maintenance rear garden approached onto a gravel patio with decking to the rear of the garden and enclosed by fencing and hedging.

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1 Sycamore Cottages Walspool Road Bickon Heath SHREWSBURY SY3 5AJ	Energy rating E	Valid until: 24 July 2024 Certificate number: 8184-7023-2740-6615-8926
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Property type
Semi-detached house

Total floor area
45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage