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Estate Agents

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## 24 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5DQ

### Offers in the Region Of £475,000

A stunning 4 bedroom detached house enjoying large private gardens. Tastefully extended to provide exceptional space throughout, Including: Living Room, Dining Room, Study, 21'x14'3 Family Kitchen/Breakfast Room, Utility Room, Refitted WC. Main Bedroom With Walk In Wardrobe, En-Suite Shower Room and Separate WC. 3 Further Bedrooms. Family Bathroom, GCH (Refitted Boiler), Garage and Driveways To Both Sides Of The Property. This Magnificent House Has To Be Seen.



## 24 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5DQ Ref: 4266

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

Double glazed composite entrance door, double glazed side screen.

### Enclosed Porch

**Study** 9' 2" x 4' 9" (2.79m x 1.45m)

Radiator, double glazed bow window to the front.

**Dining Room** 15' 11" x 13' 7" (4.85m x 4.14m)

Radiator, double glazed bow window to the front, under stair storage cupboard, staircase with oak spindles and hand rail leads to First Floor Landing.

**Living Room** 18' 0" x 11' 7" (5.48m x 3.53m)

Attractive ornamental fireplace, radiator, double glazed French doors open overlooking large, well presented private garden.

**Family Kitchen/Breakfast Room** 21' 0" x 14' 3" (6.40m x 4.34m)

Superbly fitted with cream fronted units with open shelving sections, wood effect work tops, matching central island with cupboards and breakfast bar, inset 1 1/2 bowl sink, tiled surround to work areas, wood effect ceramic tile flooring, double glazed side and rear windows overlooking delightful garden, double glazed door to the rear.

**Utility room** 9' 3" x 5' 9" (2.82m x 1.75m)

Tiled flooring, radiator, laminated work top, double glazed window to the rear, door leading to garden,

### Cloakroom/WC

Attractively fitted with wash basin with cupboard beneath, WC, tiled flooring, radiator, double glazed rear window.

### First Floor Landing

Double glazed rear window, built in cupboard housing Worcester gas fired central heating boiler, loft access.

**Master Bedroom Suite** 17' 0" x 19' 5" (5.18m x 5.91m) overall

Spacious Bedroom with radiator and double glazed window to the front, large walk in wardrobe, further double glazed window to the rear.

### En Suite Shower Room

Fully tiled walls and flooring, towel rail/radiator, corner shower cubicle.

### En Suite WC

Fully tiled walls and flooring, fitted with 2 piece suite providing wash basin and WC, double glazed side window.

**Bedroom 2** 11' 11" x 10' 3" (3.63m x 3.12m)

Radiator, double glazed window to the front, built in wardrobe, built in storage cupboard.

**Bedroom 3** 10' 6" x 10' 4" (3.20m x 3.15m)

Radiator, double glazed window to the front, built in wardrobe, built in storage cupboard.

**Bedroom 4** 8' 7" x 7' 6" (2.61m x 2.28m)

Double glazed window overlooking rear garden, radiator.

### Main Bathroom

Fitted with white 3 piece suite providing bath with shower unit over, wash basin, WC, fully tiled walls and flooring, double glazed side window, radiator.

### Outside - Front

The property enjoys an excellent corner plot with the rare advantage of 2 driveways leading to either side of the property. The left hand driveway provides parking and access to Garage. The driveway to the right hand side is wider and provides parking for several cars, double gates provide access to enclosed area ideal for storage, caravans, boats etc.

### Garage

With up and over door, power and lighting, door to the Kitchen.

### Rear Garden

Large rear garden offering excellent privacy being enclosed by high level timber fencing and hedging, approached onto an extensive patio with lighting and tap. Step leads to expansive lawn with variety of shrub beds and borders, rockery, ornamental fruit trees including Pear and Plum. Timber shed to the corner, pathway leads to gated access to the side.

Council Tax Band C

**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.

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



FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

24 Gains Avenue Biston Heath SHREWSBURY SY3 5DQ	<b>Energy rating</b> <b>C</b>	<b>Valid until:</b> 27 March 2034 <b>Certificate number:</b> 0134-4427-7300-0613-6226
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Property type: Detached house  
 Total floor area: 131 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 rating and score**

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 B
55-68	D		
39-54	E		
21-38	F		
9-20	G		





### **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**