



14 Rothley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5BB

£160,000

A well presented 2 bedroom end house that offers accommodation over two floors. With no upward chain, the property offers: Entrance Hall, Living Room Opening Onto A Large Enclosed Garden, Fitted Kitchen, Modern Bathroom, 2 Double Bedrooms, GCH (New Boiler 2023), DG, Allocated Parking Space. Excellent Cul-de-sac Location, Good Local Amenities And Access To Link Roads.



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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

Double glazed entrance door.

Entrance Hall 10' 0" x 3' 10" (3.05m x 1.17m)

Double radiator, wood effect laminate flooring.

Living Room 15' 8" x 9' 10" (4.77m x 2.99m)

Ornamental fireplace with gas fire point, double radiator, double glaze windows to the rear and side, double glazed patio doors lead onto rear garden, staircase leads to First Floor Landing.

Kitchen 8' 8" x 6' 7" (2.64m x 2.01m)

Attractively fitted with excellent range of units to 3 wall areas, wood effect laminate worktops, inset sink unit, space for appliances, wall mounted Worcester gas fired combination central heating boiler (installed summer 2023), dual aspect double glazed windows, wood effect laminated flooring.

Bedroom 2 - Ground Floor 8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to the front, radiator, built in shelved cupboard.

Bathroom

Fitted with contemporary, white, 3 piece suite including bath with wall mounted shower unit over and tiled surround, wash basin, WC.

First Floor Landing

Bedroom 1 13' 4" x 11' 0" (4.06m x 3.35m)

A good size double room, double radiator, double glazed window, built in wardrobe, large under eaves storage cupboards.

Outside

The property is positioned in an attractive corner setting with lawn to the front and paved pathway to the entrance door. Area to the side with tree and gated access to the rear.

Rear Garden

Approached onto timber decking with good size garden beyond mainly laid to lawn and enclosed by close boarded timber fencing with concrete posts.

Allocated Parking Space

Council Tax Band A

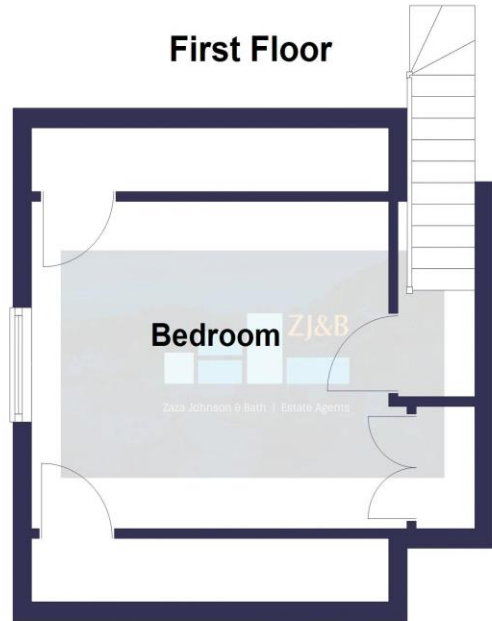
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

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

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

14 Rhydai Dale Bosco Farm Sarnesbury SN7 9BS	Energy rating C	Valid until: 11 April 2034 Certificate number: 7834-2014-0300-0113-4292
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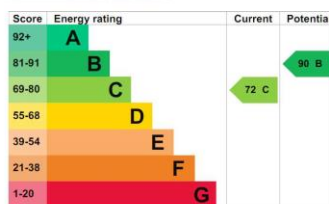
Property type	End-terrace house
Total floor area	51 square metres

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 here.](#)

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



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