



47 The Ridings, Bicton Heath, Shrewsbury, Shropshire, SY3 5ET

Offers in the Region Of £160,000

An ideal property for first time buyers or investors. This 2 bedroom terraced property located in the popular area of Bicton Heath has many local amenities close by and within the catchment for excellent schools. The property is within easy access of link roads and close to the Royal Shrewsbury Hospital. Currently let on an Assured Shorthold Tenancy achieving a current rental income of £750 pcm. The current tenant would ideally like to stay for the long term.



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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

uPVC double glazed entrance door.

Entrance Hall 7' 11" x 2' 11" (2.41m x 0.89m)
Radiator.

Bedroom 2 - Ground Floor 11' 6" x 8' 9"
(3.50m x 2.66m)
2 built in storage cupboards, double glazed window to the front, radiator, carpet.

Bathroom - Ground Floor 5' 4" x 5' 5" (1.62m x 1.65m)
Fitted with 3 piece suite including bath with fully tiled surround and mixer shower,, wash basin and WC, double glazed window to the front, radiator, carpet, extractor fan.

Open Plan Kitchen/Living Area 17' 7" x 17' 8"
(5.36m x 5.38m)
Kitchen Area fitted with wood effect units, laminate work tops, inset sink unit, 4 ring gas hob with extractor above and electric oven below, tiled splash to work areas, tiled flooring. Carpeted staircase leads to First Floor. Living Area has uPVC double glazed French doors to rear garden and double glazed window to the rear, double radiator, fireplace.

First Floor Landing 4' 6" x 2' 9" (1.37m x 0.84m)
Useful storage cupboard housing Baxi combination central heating boiler.

Bedroom 1 13' 7" x 14' 8" (4.14m x 4.47m)
Carpet, radiator, 2 double glazed Velux windows to the front, door to eaves storage, further storage cupboard.

Rear Garden

The south facing garden is approached onto a paved patio leading to lawn with paved pathway and gated access to the rear to Allocated Parking Space. The garden is enclosed by timber fencing.

Outside - Front

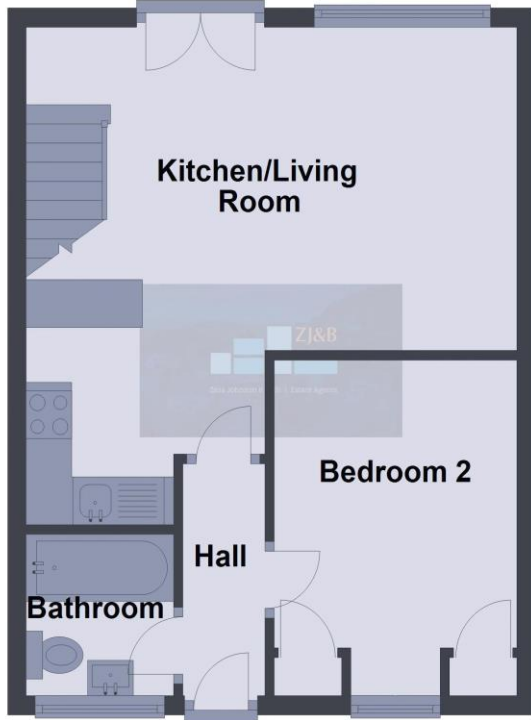
Paved pathway to entrance door, gravel beds to either side. Storage cupboard and meter cupboards.

Council Tax Band A

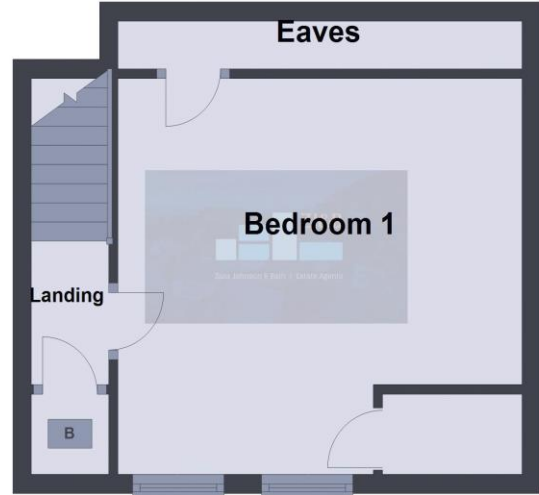
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

47, The Millers Bridle Heath S19 3JY S19 3ET	Energy rating D	Valid until: 29 August 2029 Certificate number: 8301-7015-3029-6026-3813
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Property type	Mid-terrace bungalow
Total floor area	57 square metres

Rules on letting this property

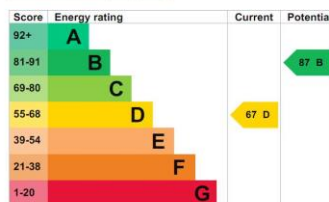
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/consultations/energy-efficiency-standards-for-privately-rented-properties>).

Energy rating and score

This property's energy rating is D. 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