



**Zaza Johnson & Bath**  
Estate Agents

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## **12 Appledore, Bicton Heath, Shrewsbury, Shropshire, SY3 5PR**

### **Offers in the Region Of £367,500**

A stylish 4 bedroom detached house provides well designed family sized accommodation in a particularly popular location. Includes: Entrance hall, Guest WC, Living Room, Dining Room, Kitchen/Breakfast Room, Main Bedroom With En-suite Shower Room, 3 Further Good Bedrooms, family Bathroom, Newly Fitted Central Heating Boiler, DG, Integral Garage & Double Width Driveway, Good Sized Garden. No Upward Chain.



## **12 Appledore, Bicton Heath, Shrewsbury, Shropshire, SY3 5PR      Ref: 4790**

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**

Canopied entrance storm porch, double glazed entrance door.

**Entrance Hall** 14' 0" x 6' 7" (4.26m x 2.01m) max

Radiator, under stairs cupboard, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Fitted with corner wash basin, WC, radiator, double glazed window.

**Living Room** 14' 8" x 13' 2" (4.47m x 4.01m)

A substantial room with walk in double glazed square bay window and French doors leading onto attractive garden, Adams style fireplace with coal effect gas fire inset, 3 radiators.

**Dining Room** 12' 9" x 8' 8" (3.88m x 2.64m)

Walk in double glazed bay window to the front.

**Kitchen/Breakfast Room** 14' 7" x 9' 7" (4.44m x 2.92m)

Tiled flooring, fitted with white units to 2 wall areas, laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, integrated oven, hob and filter hood, double glazed window overlooking rear garden, double glazed door to the side.

### **Integral Garage**

Up and over door, power and lighting points, Glowworm gas fired central heating boiler replace March 2024.

### **First Floor Landing**

Loft access, large built in airing cupboard.

**Bedroom 1** 15' 7" x 10' 8" (4.75m x 3.25m)

Range of fitted wardrobes to one wall with small safe, feature arch window with windows to either side to the front, radiator.

### **En Suite Shower Room**

Fitted with large tiled shower cubicle, wash basin, WC, radiator, double glazed window, shaver socket.

**Bedroom 2** 12' 5" x 8' 4" (3.78m x 2.54m)

Double built in wardrobe, radiator, double glazed window overlooking rear garden.

**Bedroom 3** 9' 0" x 8' 4" (2.74m x 2.54m)

Deep built in wardrobe, radiator, double glazed window overlooking rear garden.

**Bedroom 4** 9' 0" x 7' 1" (2.74m x 2.16m)

Radiator, double glazed window to the rear.

### **Bathroom**

Fitted with white 3 piece suite providing bath, wash basin, WC, half tiled walls, radiator, double glazed side window.

### **Outside - Front**

The property is approached over a double with Tarmacadam driveway. Lawn to the front with ornamental tree. Gated access to the side leads to rear garden.

### **Rear Garden**

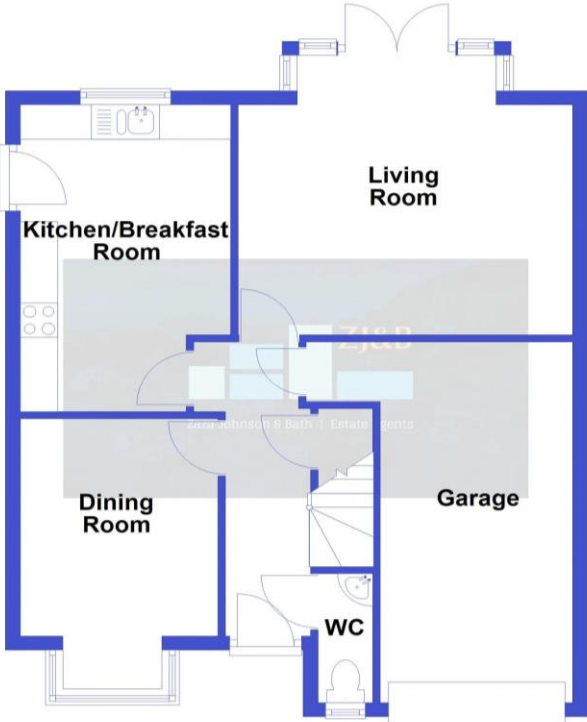
A good size garden enclosed by timber fencing with concrete posts. Approached onto a paved patio with raised flower beds, lawn beyond with well stocked beds and borders. Timber shed.

### **Council Tax Band E**

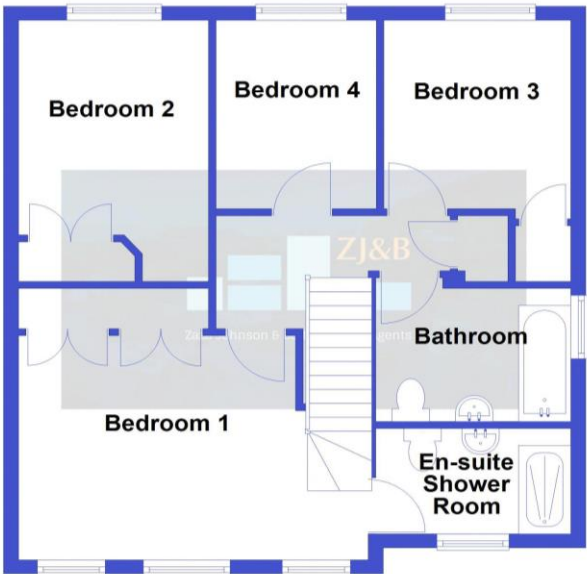
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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

Energy performance certificate (EPC)

12 Appledore  
Biston Heath  
SHREWSBURY  
SY3 5SP

Energy rating

C

Valid until:

27 June 2034

Certificate number:

2231-3039-4206-5674-4204

Property type

Detached house

Total floor area

103 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.](#)

Score

Energy rating

Current

Potential

82+

A

81-81

B

69-80

C

55-60

D

39-54

E

21-38

F

1-20

G

81.6

79.0

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**