



The Firs, Corner Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BZ

Offers in the Region Of £295,000

A neat 3 bedroom detached house tucked in a quiet cul de sac in this popular area with good local amenities and Primary School. Located close to the Royal Shrewsbury Hospital and with access to link roads. The accommodation includes Entrance Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms, Family Bathroom, Garage, 2 Driveways, Front Garden and Private Rear Garden, GCH, DG. No Upward Chain.



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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

uPVC double glazed entrance door with frosted side window.

Entrance Hall 9' 11" x 4' 6" (3.02m x 1.37m)

Newly laid carpet, staircase leading to First Floor Landing.

Living Room 12' 5" x 13' 3" (3.78m x 4.04m)

Newly laid carpet, radiator, double glazed bow window to the front and brick fireplace.

Dining Room 10' 4" x 8' 6" (3.15m x 2.59m)

Newly laid carpet, radiator and double glazed sliding doors to garden.

Kitchen 10' 4" x 7' 7" (3.15m x 2.31m)

Fitted with range of base and eye level units, laminate work tops, composite sink unit, 4 ring gas hob with extractor above and electric oven beneath, double glazed window to the rear overlooking garden, useful built in under stairs storage cupboard.

First Floor Landing 9' 11" x 6' 2" (3.02m x 1.88m)

Newly laid carpet to stairs and Landing, double glazed window to the side, access to loft space, useful over stairs storage cupboard housing combination gas central heating boiler.

Bedroom 1 11' 2" x 8' 8" (3.40m x 2.64m)

Carpet, radiator, double glazed window to the front, built in wardrobe.

Bedroom 2 9' 6" x 8' 5" (2.89m x 2.56m)

Carpet, radiator, built in wardrobe and double glazed window overlooking garden to the rear.

Bedroom 3 8' 1" x 7' 2" (2.46m x 2.18m)

Carpet, radiator and double glazed window to the front.

Bathroom 4' 8" x 7' 5" (1.42m x 2.26m)

Fitted with 3 piece suite including wash basin, WC, bath with mixer shower about and fully tiled walls around, frosted double glazed window to the rear, radiator and extractor fan.

Garage 19' 4" x 9' 3" (5.89m x 2.82m)

Up and over door, access to loft space, window and wooden door to the side.

Outside - Front

Small area of lawn with hedging, 2 Tarmac driveways either side of the entrance door. The property is tucked down a private cul de sac in a quiet, private position.

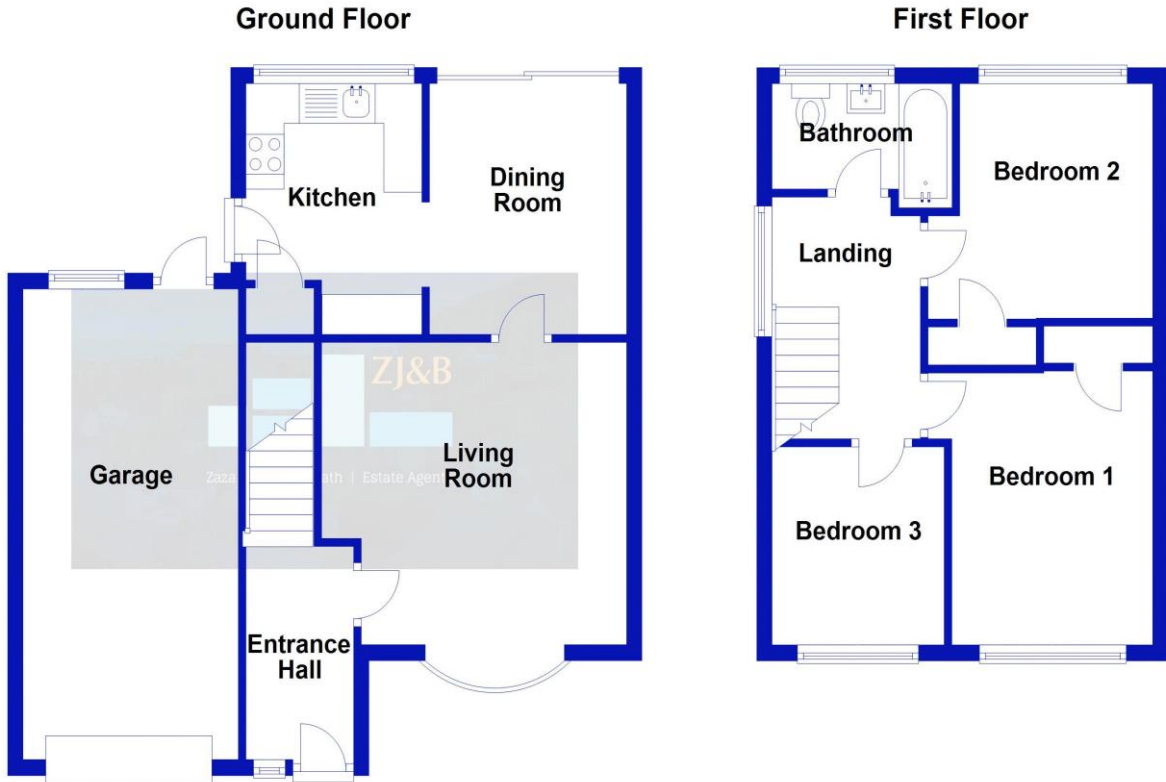
Rear Garden

From the Kitchen uPVC double glazed door leads onto pathway and access to the Garage. Small stone bed, pathway leading to paved patio edged with sleepers leading to a good size lawn and the garden is enclosed by fencing. There are trees in the garden which have Preservation Orders on them. Access to the side and further area of lawn.

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**



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

15/07/2024, 17:13 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Cymraeg](#)

Energy performance certificate (EPC)

The Firs Corner Lane Bicton Heath Shropshire SY3 8SZ	Energy rating C	Valid until 30 August 2033
		Certificate number 7900-7707-0522-1272-3873

Property type Detached house
Total floor area 71 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/landlords-should-let-properties-meeting-energy-efficiency-standards-and-eas-cpc>)

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
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/7900-7707-0522-1272-3873>



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