



5 White Bank, Bicton Heath, Shrewsbury, Shropshire, SY3 5AY

Offers in the Region Of £350,000

Offering excellent, spacious accommodation is this extended four bedroom detached family home located in Bicton Heath. Benefitting from many local amenities including shops, restaurants, takeaway, park and ride and good catchment for primary and secondary schools. The spacious, modern accommodation includes: Entrance Porch, Living Room, Dining Room, Extended Kitchen, Conservatory, Utility Room, WC, Store Room, 4 Bedrooms, En-suite and Family Bathroom, Private Rear Garden, Driveway and Garden to the front.



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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 side window.

Porch 4' 9" x 5' 7" (1.45m x 1.70m)

Parquet flooring.

Living Room 14' 7" x 15' 11" (4.44m x 4.85m)

A good size room with wood effect laminate flooring, double glazed window to the front, radiator, feature contemporary gas fire.

Dining Room 13' 4" x 9' 0" (4.06m x 2.74m)

Wood effect laminate flooring, radiator, double glazed patio doors leads into Conservatory.

Kitchen 16' 1" x 9' 8" (4.90m x 2.94m)

Attractively fitted with good range of Shaker style base and eye level units, wood effect laminate work tops with matching trim and incorporating breakfast bar, inset 1 1/2 bowl composite sink unit, integrated dishwasher, double oven and 4 ring gas hob with filter hood above. useful storage cupboard, 2 double glazed windows overlooking rear garden, double glazed door to the rear.

Conservatory 16' 3" x 17' 0" (4.95m x 5.18m)

An excellent Conservatory of brick and uPVC double glazed construction with pitched polycarbonate roof, wood effect laminate flooring, radiator, wall lights, double glazed patio doors lead onto rear garden.

Utility Room 9' 10" x 8' 2" (2.99m x 2.49m)

Fitted with worktop with inset sink unit, base unit, space and plumbing for washing machine and tumble dryer, high level double glazed window, wood effect laminate flooring, doors to WC and Kitchen.

WC 3' 9" x 4' 9" (1.14m x 1.45m)

Fitted with 2 piece white suite including wash basin and WC, wood effect laminate flooring.

Store Room 8' 0" x 9' 2" (2.44m x 2.79m)

Up and over door.

First Floor Landing 6' 8" x 10' 2" (2.03m x 3.10m)

Bedroom 1 12' 3" x 15' 7" (3.73m x 4.75m)

A really good size room with carpet, 2 double glazed windows to the front, radiator, sliding door to

En-Suite Shower Room 8' 5" x 3' 3" (2.56m x 0.99m)

Fitted with white 3 piece suite including fully tiled shower cubicle, wash basin and WC, radiator, double glazed window to the side.

Bedroom 2 9' 10" x 9' 6" (2.99m x 2.89m)

Carpet, radiator, double glazed window to the front.

Bedroom 3 11' 3" x 8' 5" (3.43m x 2.56m)

Carpet, radiator, double glazed window to the rear.

Bedroom 4 9' 3" x 9' 11" (2.82m x 3.02m)

Carpet, radiator, double glazed window to the rear.

Bathroom 5' 4" x 6' 3" (1.62m x 1.90m)

Fitted with white 3 piece suite including bath with daisy head shower fitting and fully tiled walls around, half tiled to further walls, wash basin and WC set to vanity unit with storage, radiator, double glazed window to the rear.

Rear Garden

A private rear garden enclosed by high level hedging and fencing. Approached onto a brick paved patio with raised bed along side, good size lawn with brick edging, barked beds and established shrubs. Pathway to the side provides access back to the front of the property.

External - Front

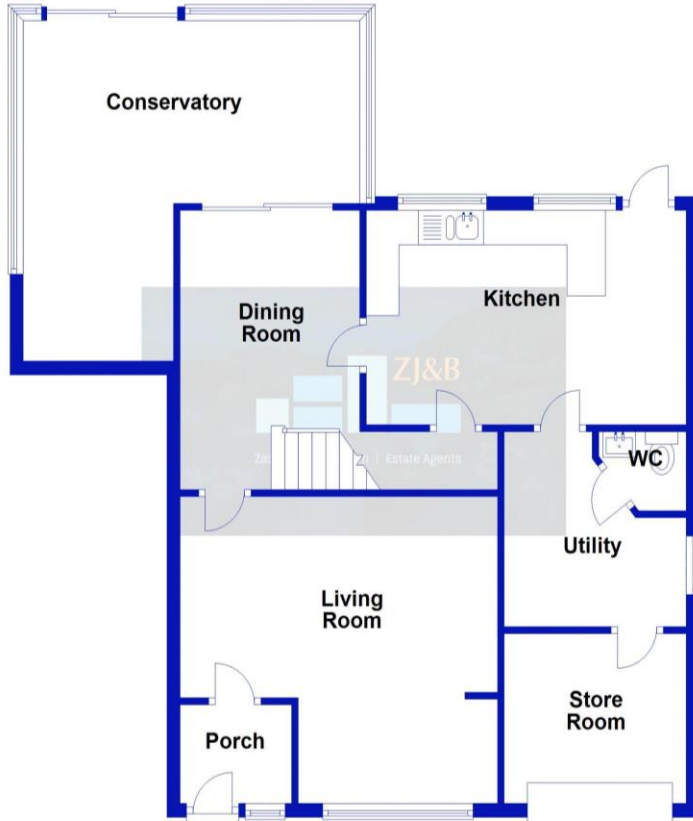
Tandem driveway provides parking for at least 2 cars. Large lawn to the front with established shrubs and trees.

Council Tax Band C

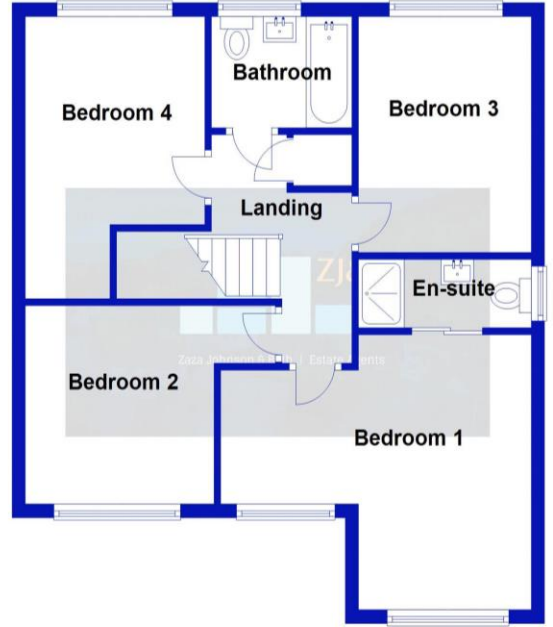
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

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.

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FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC)

5 White Bank Bicton Heath Shrewsbury SY3 5AY	Energy rating C	Valid until: 29 April 2034 Certificate number: 0720-7940-0040-0001-1403
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Property type: Detached house
Total floor area: 130 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 \(https://www.gov.uk/guidance/landlords-creating-a-property-minimum-energy-efficiency-standard-and-letting-property\)](#)

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		81 B
69-80	C	72 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-certificates.service.gov.uk/energy-certificate/0720-7940-0040-0001-1403>



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