



5 Vaughans Cottages, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5BQ

£189,950

Forming part of an attractive terrace in the west of Shrewsbury, this 2 bedroom cottage has been extensively upgraded to provide appealing 2 bedroom accommodation with an impressive large rear garden. The open plan ground floor provides a large living area with multi fuel cast iron stove, generous dining space and a well equipped kitchen (refitted in 2023). Upstairs are 2 well proportioned bedrooms and an impressive bathroom (again refitted in 2023). The house is warmed by gas fired central heating and has double glazed windows. Viewing is thoroughly recommended.



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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

Georgian style double glazed uPVC entrance door.

Large Open-Plan Living/Dining/Kitchen 22' 4" x 13' 0" (6.80m x 3.96m)

Living Area

Wood style Karndean flooring. The Living Area has fireplace recess with Arada Hamlet 6kw multi-fuel stove set to slate hearth, 2 radiators, double glazed window to the front, double glazed window overlooking attractive rear garden, stable door leading to the rear. Staircase leads to First Floor Landing.

Kitchen

The Kitchen was re-fitted in 2023 with contemporary units to 2 wall areas, wood effect laminated work tops, inset glazed sink, tiled surround to work areas, integrated electric oven and 4 ring gas hob with filter hood above, wall mounted Ideal instant gas fired central heating boiler (installed May 2023).

First Floor Landing

Access to roof space.

Bedroom 1 10' 3" x 10' 2" (3.12m x 3.10m)

Radiator, double glazed window to the front.

Bedroom 2 10' 1" x 6' 11" (3.07m x 2.11m)

Radiator, double glazed window overlooking attractive rear garden, built in double wardrobe.

Bathroom

Fully re-fitted in 2023 with contemporary white 3 piece suite providing bath with mixer tap, drench style shower unit, fully tiled walls around, wash basin, WC, heated towel rail, double glazed window to the rear.

Rear Garden

Stable door leads onto patio with useful brick store. 3 steps lead up to the garden which is mainly laid to lawn. Large timber shed, shrub beds, trees including apple tree. The garden is enclosed by hedging, fencing and railings. The residents' pathway runs across the back of the cottages to provide access back onto the Welshpool Road.

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

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Energy performance certificate (EPC)

3 Weighted Cottages Walswood Road Salford Greater Manchester M6 6LW SY3 9BQ	Energy rating D	Valid until: 20 May 2027
		Certificate number: 9788-5049-7205-5313-8994

Property type	Mid-terrace house
Total floor area	56 square metres

Rules on letting this property

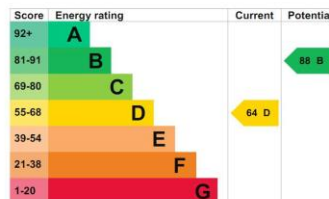
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-guide-to-letting-property-minimum-energy-efficiency-standards>).

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.

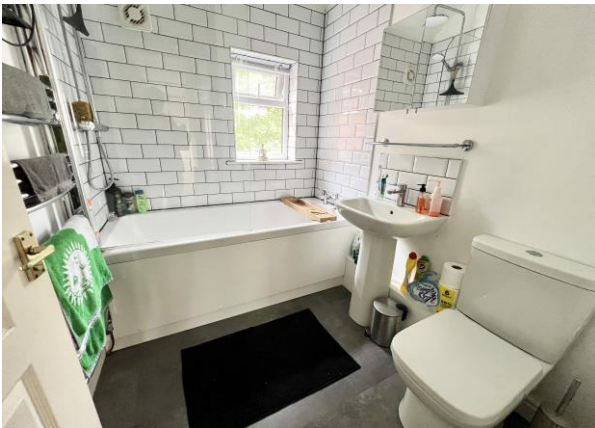
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9788-5049-7205-5313-8994>

1/5



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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