



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



4 Thorns Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5BY

Offers in the Region Of £230,000

A recently renovated and beautifully presented two bedroom semi detached bungalow located in Bicton Heath enjoying many local amenities including, shops, takeaways and regular bus service into Shrewsbury Town Centre. The accommodation comprises:

Entrance Hall, Open plan Living/Dining Room, Modern Kitchen, 2 bedrooms, Modern Shower Room, Rear Garden, Driveway, GCH, DG. NO UPWARD CHAIN.



4 Thorns Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5BY

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.

Entrance Hall 10' 5" x 3' 1" (3.17m x 0.94m)

Recently fitted wood effect laminate flooring, access to loft space, radiator, door to storage cupboard.

Kitchen 9' 11" x 6' 7" (3.02m x 2.01m)

Fully refitted with grey matt units, wood effect laminate work top with stainless steel sink unit inset, space for freestanding oven, stainless steel splash back and filter hood above, space and plumbing for washing machine, cupboard housing combination central heating boiler, double glazed window to the front, light grey parquet style vinyl flooring.

Living/Dining Room 17' 7" x 9' 2" (5.36m x 2.79m)

A good size room with recently fitted wood effect laminate flooring, large radiator, double glazed window to the front.

Bedroom 1 11' 8" x 9' 2" (3.55m x 2.79m)

Newly fitted carpet, double glazed window to the rear, radiator.

Bedroom 2 8' 8" x 8' 10" (2.64m x 2.69m)

Newly laid carpet, radiator, double glazed window and uPVC double glazed door to rear.

Shower Room 5' 6" x 6' 3" (1.68m x 1.90m)

Fitted with 3 piece suite including WC, large wash basin set to vanity unit with cupboard below, corner shower cubicle with aqua-boarding and mixer shower, light grey parquet effect vinyl flooring, aqua-boarding to wall areas, chrome towel radiator, double glazed window to the side.

Rear Garden

The rear garden is mainly laid to lawn with paved pathway, shrub bed to the rear with hedging and the garden is enclosed by fencing and neighbouring garage. Gated access to the front of the property.

Outside - Front

Approached over good size tarmacadam driveway providing parking for 2 cars, gravel bed and paved pathway leading to the entrance door.

Council Tax Band B

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



4 Thorns Grove, Bicton Heath, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

4, Thorns Grove Bicton Heath Shrewsbury SY3 8BY	Energy rating D	Valid until: 26 June 2028 Certificate number: 0647-3350-9026-9021
--	---------------------------	---

Property type	Semi-detached bungalow
Total floor area	49 square metres

Rules on letting this property

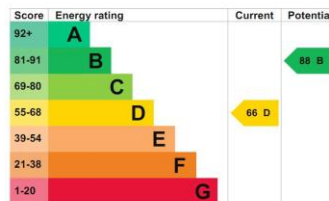
Properties can be let if they have an energy rating from A to E.

You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-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

Breakdown of property's energy performance



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