



**Zaza Johnson & Bath**  
Estate Agents

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**37 Gains Avenue, Bicton Heath,  
Shrewsbury, Shropshire, SY3 5AN**

**Offers in the Region Of £340,000**

An appealing and extended 3 bedroom detached property located in a very popular area of Shrewsbury, with excellent local amenities, easy access to Shrewsbury town centre and link roads. The accommodation provides Spacious Entrance Hall, Living Room, Kitchen, Conservatory, 3 Well Proportioned Bedrooms, Shower Room, Cloakroom/WC, Driveway, Garage, Garden, CGH, DG. Early Viewing Recommended.



## **37 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5AN**

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**

Newly fitted double glazed UPVC front door with double glazed window to side.

### **Spacious Entrance Hall** 17' 8" x 5' 9" (5.38m x 1.75m)

Radiator, loft access, storage cupboard housing combination gas central heating boiler.

### **Shower Room** 13' 2" x 5' 9" (4.01m x 1.75m)

Attractively fitted with white 3 piece suite including large tiled shower cubicle, WC set to vanity unit with storage, wash basin set to vanity unit with cupboards beneath, half tiled walls, tiled flooring, heated towel rail. double glazed window to the side.

### **Bedroom 1** 19' 2" x 10' 2" (5.84m x 3.10m)

Radiator, double glazed window to the rear.

### **En Suite WC** 6' 9" x 3' 4" (2.06m x 1.02m)

Beautifully presented and fitted with wash basin with storage beneath and WC, heated towel rail, tiled flooring, half tiled walls.

### **Bedroom 2** 11' 3" x 10' 1" (3.43m x 3.07m)

Radiator, double glazed window to the front.

### **Bedroom 3** 11' 4" x 9' 2" (3.45m x 2.79m)

Radiator, double glazed window to the rear.

### **Living Room** 11' 3" x 16' 11" (3.43m x 5.15m)

Radiator, double glazed window to front, gas fire in brick hearth.

### **Kitchen** 11' 1" x 16' 0" (3.38m x 4.87m)

A good size room attractively fitted with cream fronted shaker style units with wood effect laminate work tops, inset 1 1/2 bowl sink unit, integrated dishwasher, 4 ring induction hob with filter hood over, electric double oven, microwave, space and plumbing for washing machine and tumble dryer, 2 double glazed windows and door to Conservatory, double glazed window to the side.

### **Conservatory** 7' 10" x 16' 0" (2.39m x 4.87m)

Of uPVC double glazed construction flooring. French doors open onto rear garden.

### **Garage** 11' 8" x 8' 10" (3.55m x 2.69m)

Electric roller shutter door, power and lighting.

### **Garden**

A good size enclosed rear garden, approached onto a paved patio with lawn beyond, gravel beds and well established shrub beds, vegetable garden with raised beds.

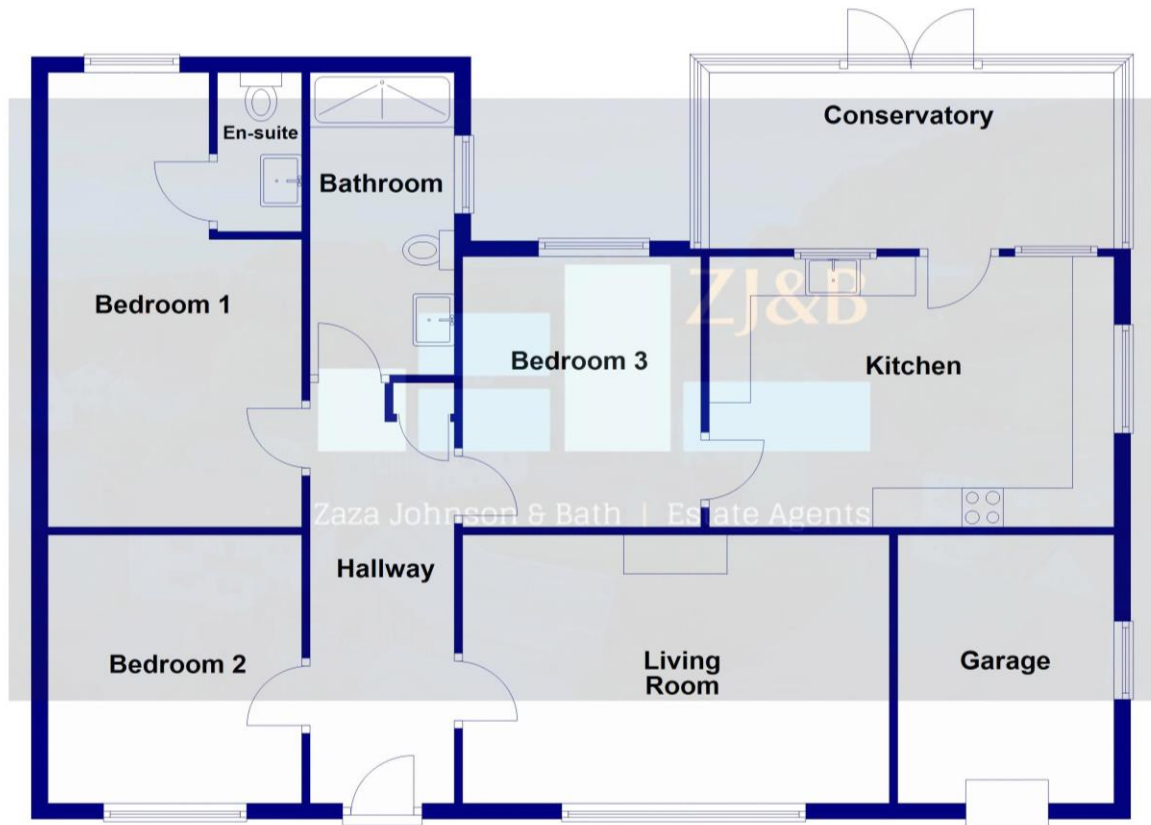
### **Outside - Front**

Approached over a driveway providing and access to the garage. Large gravel bed to the front providing an attractive low maintenance front garden.

### **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**



37 Gains Avenue , Bicton Heath, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

12/03/2025, 10:02

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

37, Gains Avenue Bicton Heath Shrewsbury SY3 5AN	Energy rating <b>C</b>	Valid until	7 May 2029
		Certificate number	0336-1051-7235-6641-3974

Property type	Detached bungalow
Total floor area	80 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/tenants/renting-private-property/minimum-energy-efficiency-standards-tenants-guide-2020) <https://www.gov.uk/tenants/renting-private-property/minimum-energy-efficiency-standards-tenants-guide-2020>.

#### 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	69 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/0336-1051-7235-6641-3974>

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### **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**