



**Zaza Johnson & Bath**  
Estate Agents

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## **5 Cotes Crescent, Bicton Heath, Shrewsbury, Shropshire, SY3 5AS**

**£390,000**

An attractive, well maintained 2 bedroom detached bungalow located in this popular area with excellent local amenities close by and within easy access of the town centre.

The accommodation includes Entrance Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Attractive Kitchen, Utility Room, 2 Bedrooms, Shower Room, Garage, Driveway, Lovely Gardens To The Front And Rear, GCH, DG.

Early Viewing Recommended.



## 5 Cotes Crescent, Bicton Heath, Shrewsbury, Shropshire, SY3 5AS

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

Wooden glazed door with matching side window.

### Entrance Porch

Wood effect flooring, entrance door.

### Entrance Hall 13' 8" x 7' 8" (4.16m x 2.34m)

A lovely spacious Hall, wood effect flooring, useful storage cupboard.

### Living Room 12' 5" x 16' 8" (3.78m x 5.08m)

A good size room with radiator, double glazed bow window to the front, feature fireplace, wall and ceiling lights.

### Dining Room 10' 8" x 8' 11" (3.25m x 2.72m)

Radiator, French door leads to Conservatory.

### Conservatory 11' 8" x 8' 11" (3.55m x 2.72m)

Brick base with double glazed windows and doors opening onto attractive, beautifully maintained rear garden.

### Kitchen 10' 8" x 7' 4" (3.25m x 2.23m)

Attractively fitted with white gloss fronted units with wood effect laminated work tops, inset 1 1/2 bowl sink unit, tiled splash to work areas, integrated 4 ring gas hob with filter hood above, double electric oven, dishwasher, fridge and freezer, tiled flooring, large radiator/towel rail, window overlooking rear garden, door to Utility Room.

### Utility Room 6' 8" x 8' 11" (2.03m x 2.72m)

Fitted with a good range of units to match the Kitchen, wood effect work tops with inset sink unit, space and plumbing for washing machine, window overlooking rear garden, door to the rear, attractive tiled wall areas.

### Bedroom 1 12' 1" x 10' 1" (3.68m x 3.07m)

Radiator, 2 built in double wardrobes, window overlooking garden to the rear.

### Bedroom 2 11' 1" x 10' 1" (3.38m x 3.07m)

Radiator, double glazed window to the front.

### Shower Room

Attractively fitted with white 3 piece suite including corner shower cubicle with aqua boarding, vanity unit incorporating WC and wash basin with storage beneath, tiled walls and flooring, window to the rear.

### Outside - Front

Approached over a brick paved driveway providing parking and access to Garage. Large neat gravel bed to the front retained by brick wall, established shrub bed to the side.

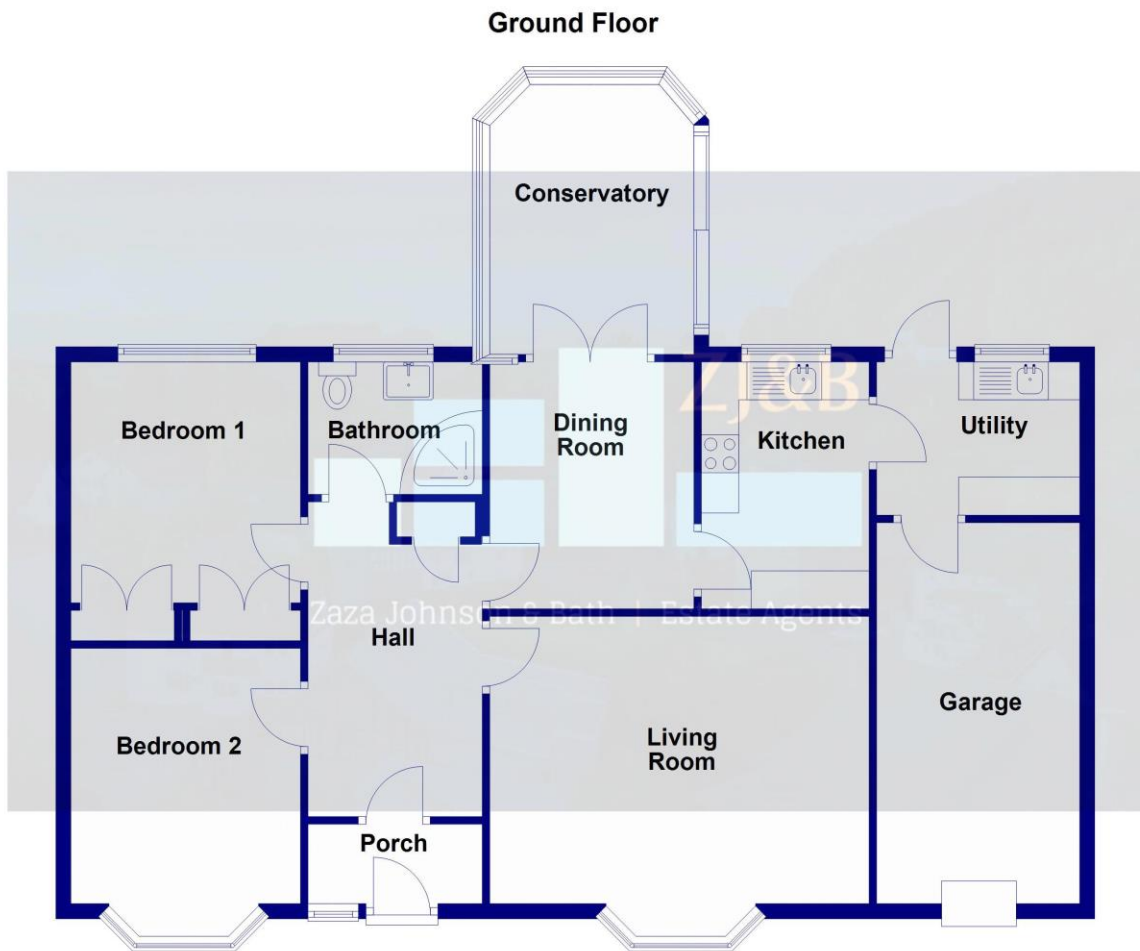
### Rear Garden

The beautifully maintained, private garden is approached onto a paved pathway which leads around to a large brick paved patio to one side with slate borders. Low brick wall retains a good size lawn with central patio/seating area. To the other side is a hardstanding for a shed and an attractive slate bed with shrubs and plants, pathway with gated access back to the front of the property and the garden is enclosed by fencing and hedging.

### 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**



**5 Cotes Crescent , Bicton Heath, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

English | [Cymraeg](#)

## Energy performance certificate (EPC)

5, Cotes Crescent Bicton Heath Shrewsbury SY3 5AS	Energy rating <b>D</b>	Valid until: 20 June 2028 Certificate number: 8790-7720-5480-8840-8028
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Property type	Detached bungalow
Total floor area	67 square metres

### Rules on letting this property

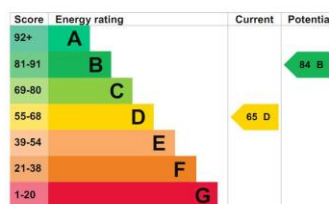
Properties can be let if they have an energy rating from A to E.

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