



Zaza Johnson & Bath
Estate Agents

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31 The Paddocks, Bicton Heath, Shrewsbury, Shropshire, SY3 5ER

£70,000

A well presented first floor apartment with an extended lease. Accommodation offers:
Living/Bedroom, Kitchen, Shower Room, GCH, DG, Allocated Parking. Excellent
Investment/1st Home. Popular Location, Convenient For Shrewsbury
And Road Networks. Range Of Amenities Nearby.



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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.

Open Plan Living/Bedroom 17' 11" x 9' 10"

(5.46m x 2.99m)

2 Radiators, dual aspect double glazed windows.

Archway to

Kitchen 8' 5" x 5' 1" (2.56m x 1.55m)

Fitted with a range of base and eye level units, laminate worktops with inset sink unit, double glazed window.

Shower Room 9' 3" x 2' 10" (2.82m x 0.86m)

Fitted with 3 piece suite providing fully tiled shower cubicle, wash basin, WC, heated towel rail, wall mounted gas fired central heating boiler, extractor fan, useful storages cupboard.

Outside

Useful Store.

Lease Details

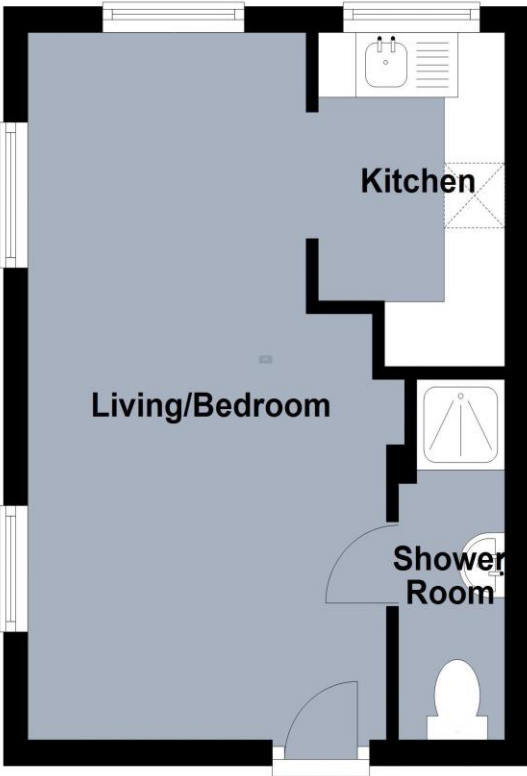
The property is on a 100 year lease from 21.04.2017 with 92 years remaining. The Ground Rent is £250 per annum and Service Charge £115 per annum.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold. 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**

First Floor



31 The Paddocks, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

26/02/2025, 15:49

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

31, The Paddocks Boson Meath Shrewsbury SY3 5ES	Energy rating D	Valid until: 23 April 2029
		Certificate number: 2545-1057-6284-5741-7904

Property type: Top-floor flat

Total floor area: 22 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/government/publications/energy-efficiency-standards-in-rented-properties>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 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/2545-1057-6284-5741-7904>

1/5



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