



**Zaza Johnson & Bath**  
Estate Agents

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## **37 The Ridings, Bicton Heath, Shrewsbury, Shropshire, SY3 5ET**

### **Offers in the Region Of £135,000**

A well maintained 1 bedroom mid terrace property located with good local amenities close to hand and with easy access to link roads and The Royal Shrewsbury Hospital. Accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Bedroom, Shower Room, Low Maintenance Rear Garden. GCH, DG. Ideal for First Time Buyers. Early Viewing Recommended.



## **37 The Ridings, Bickton Heath, Shrewsbury, Shropshire, SY3 5ET**

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.

#### **Living Room** 12' 2" x 8' 10" (3.71m x 2.69m)

Balcony with steps down to Living Room and staircase leads to First Floor, double glazed window to the front, radiator, useful shelved storage unit, dark wood effect laminate flooring.

#### **Kitchen/Dining Room** 8' 11" x 11' 11" (2.72m x 3.63m)

Dark wood effect laminate flooring, uPVC French doors lead onto rear garden patio, door to useful under stairs storage cupboard.. The Kitchen is fitted with white gloss units with laminate work tops, inset sink unit with mixer tap, 4 ring gas hob with electric oven below, double glazed window to the rear overlooking garden.

#### **Bedroom** 8' 4" x 11' 11" (2.54m x 3.63m)

Wood effect laminate flooring, 2 Velux roof lights, door to useful storage cupboard/wardrobe.

#### **Shower Room** 7' 9" x 2' 9" (2.36m x 0.84m)

Fitted with 3 piece suite including wash basin with cupboard beneath, WC, fully tiled shower cubicle with mixer shower, double glazed window to the rear.

#### **Cupboard/Wardrobe** 3' 9" x 2' 9" (1.14m x 0.84m)

Housing Worcester gas combination central heating boiler.

### **Rear Garden**

A low maintenance rear garden approached onto a paved patio which leads up to graded raised garden with border, enclosed by fencing to either side and hedging to the rear.

### **External - Front**

Approached from the public pathway onto a paved patio with step up to the entrance door.

### **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



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

37 The Ridings  
Bridon Heath  
SHEFFIELD  
S13 5ET

Energy rating

C

Valid until:

25 April 2035

Certificate number:

0035-2724-8400-0015-9226

Property type

Mid-terrace house

Total floor area

36 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance\).](#)

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

69-80

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





### **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**