ZJ&B
Zaza Johnson & Bath
Estate Agents

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26 Briery Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5DN

£69,995

A one bedroom First Floor apartment in Briery Lane, close to Royal Shrewsbury Hospital and with good local amenities close by. The accommodation includes Kitchen, Shower Room, separate Living Room, Bedroom Electric Heating and Allocated Parking. The property is being sold as an investment property with a tenant currently in situ on an assured shorthold tenancy. The rental income is £400 per calendar month.

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26 Briery Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5DN Ref: 4207

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

Living Room 9' 9'' x 10' 3'' (2.97m x 3.12m)
Electric Heater, Window to front.

Kitchen 8' 5'' x 5' 2'' (2.56m x 1.57m)
Attractively fitted with a good range of kitchen units, electric oven and hob, space for appliances, tiled splash to work areas.

Bedroom 7' 8'' x 7' 7'' (2.34m x 2.31m)
Window to the front.

Shower Room
Fitted with white 3 piece suite including wash basin, tiled shower cubicle, WC.

Allocated Parking

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**

Ground Floor

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

26, Briery Lane Bicton Heath SHREWSBURY SY3 5DN	Energy rating **D**	Valid until: **29 July 2023** Certificate number: **8107-6523-8570-2171-9926**

Property type
Top-floor flat

Total floor area
22 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this 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