



## **38 The Furlongs, Bicton Heath, Shrewsbury SY3 5FW**

2 bedroom terraced house—£220,000 Leasehold



## 38 The Furlongs, Bicton Heath, Shrewsbury SY3 5FW

£220,000 Leasehold—2 bedroom terraced house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

This beautifully presented two bedroom town house forms part of this historic building of character, while offering well proportioned accommodation and private parking. The property is located within a popular area of the town, just a short distance from Bicton Heath's excellent amenities, road links via the bypass and less than two miles from the town centre.

### KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to landing
- Well-fitted kitchen, complete with integrated washing machine, oven and electric hob.
- Open plan living/dining room with feature window overlooking communal grounds
- Two double bedrooms and a separate family bathroom on the first floor
- Double glazed windows and modern electric heating
- Useful external storage under the staircase to front, as well as a paved terrace providing enough space for a small table and chairs
- Private allocated parking and additional visitor spaces
- Please note that the internal photographs shown were taken prior to the current tenancy
- The property was converted by Shropshire Homes and is set within stunning parkland

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

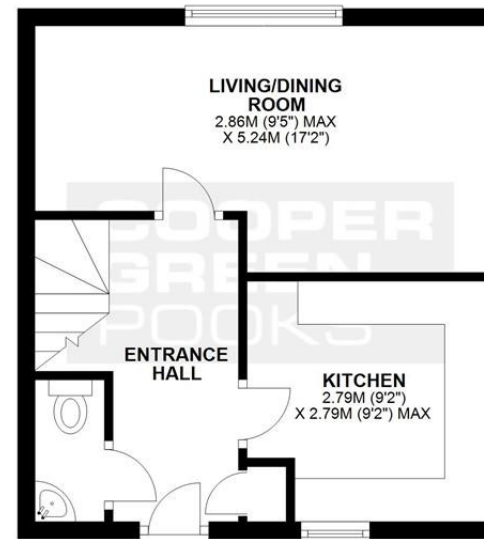
01743 276666



[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

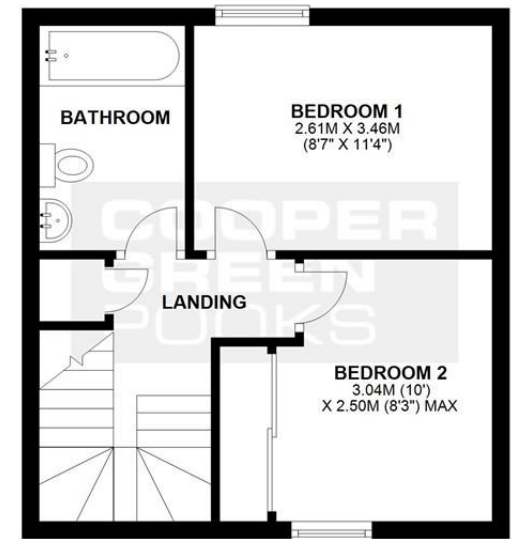
### GROUND FLOOR

APPROX. 30.1 SQ. METRES (324.5 SQ. FEET)



### FIRST FLOOR

APPROX. 30.1 SQ. METRES (324.5 SQ. FEET)



TOTAL AREA: APPROX. 60.3 SQ. METRES (648.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.











## 38 The Furlongs, Bicton Heath, Shrewsbury SY3 5FW

£220,000 Leasehold—2 bedroom terraced house

sales@cgpooks.co.uk

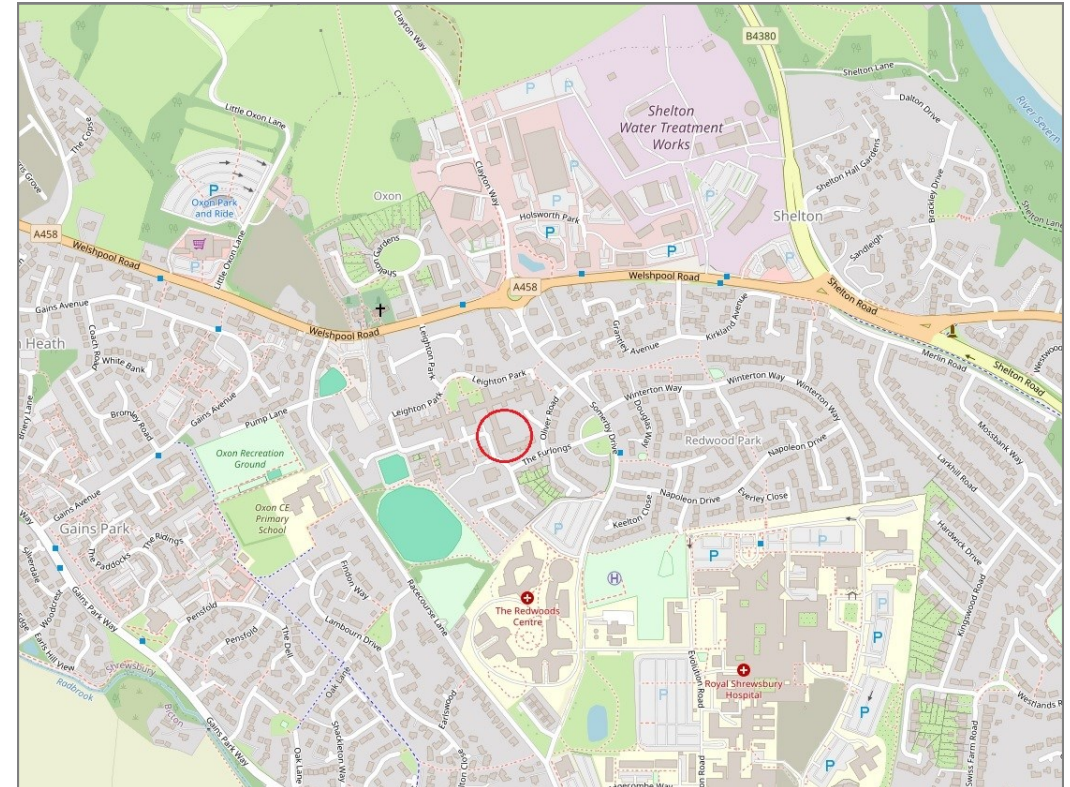
rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold</b>
Lease Length	<b>190 years from 1st Jan 2025</b>
Service Charge	<b>£955.92 PA</b>
Ground Rent	<b>£169.46 PA</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

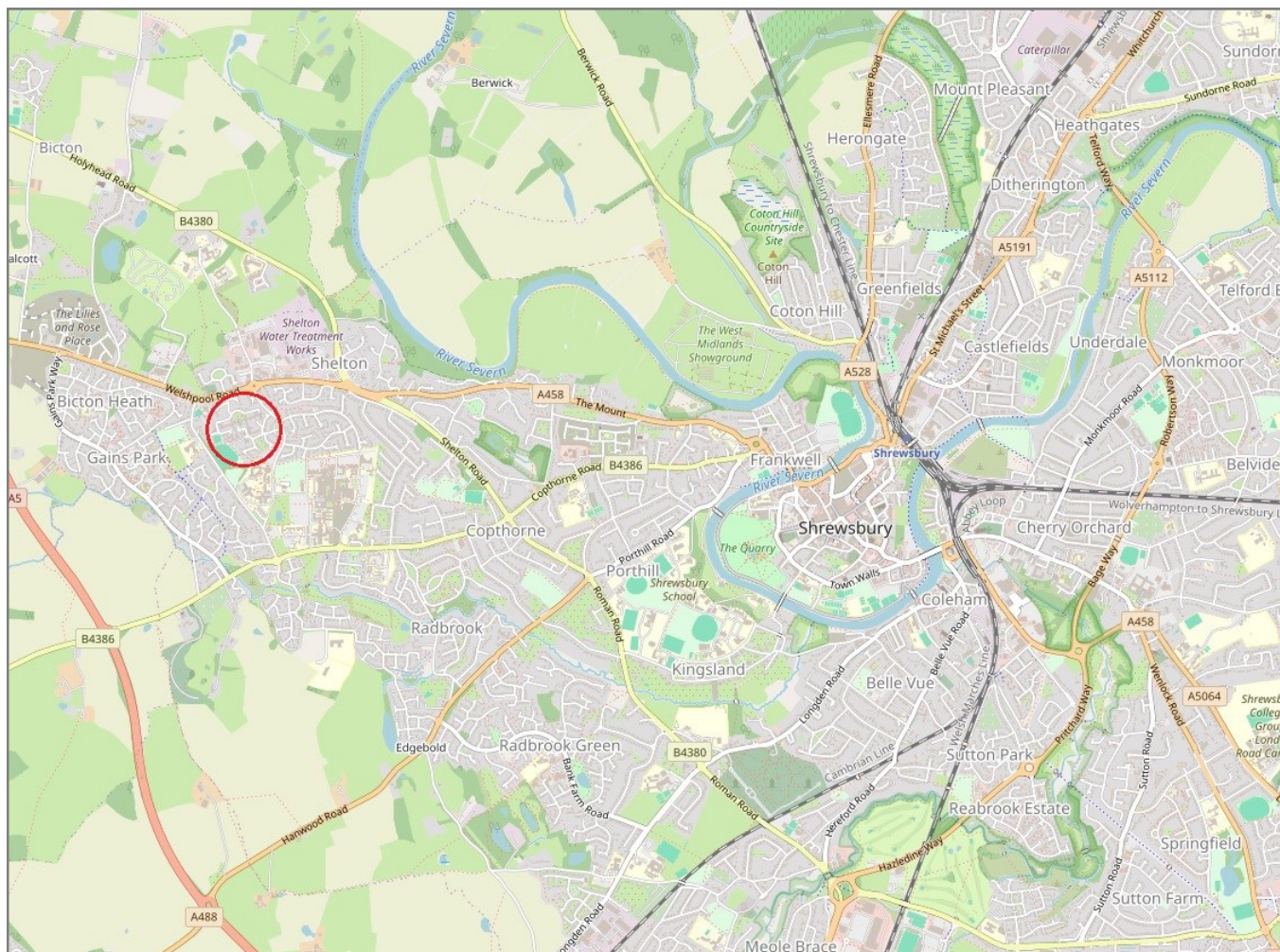


## 38 The Furlongs, Bicton Heath, Shrewsbury SY3 5FW

Coopergreenpooks.co.uk

£200,000 Leasehold—2 bedroom terraced house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.