



SAMUEL WOOD

12 Montrose Place, Bicton Heath, Shrewsbury, Shropshire, SY3 5EN

Offers In The Region Of £125,000



12 Montrose Place

Bicton Heath, Shrewsbury, Shropshire, SY3 5EN



- One Bedroom Terrace Property
- Recently Refitted Carpets
- First Floor Bedroom
- Double Glazing
- NO UPWARD CHAIN
- Well Presented Interior
- Modern Kitchen & Shower Room
- Gas Fired Central Heating
- Rear Courtyard
- EPC Rating D

Offering an attractive opportunity to purchase a one-bedroom terrace property situated in the popular area of Bicton Heath, Shrewsbury. Conveniently located just a short distance from the Royal Shrewsbury Hospital and the town centre. Residents can enjoy easy access to essential amenities, including shops, restaurants, and leisure facilities. With the added advantage of being sold with no upward chain, this property presents an ideal prospect for those seeking a hassle-free purchase experience. Whether for first-time buyers, investors, or downsizers, viewing is recommended by the selling agent.

Nestled within Bicton Heath, Shrewsbury, 12 Montrose Place presents a recently redecorated, inviting one-bedroom terrace property perfect for a variety of lifestyles.

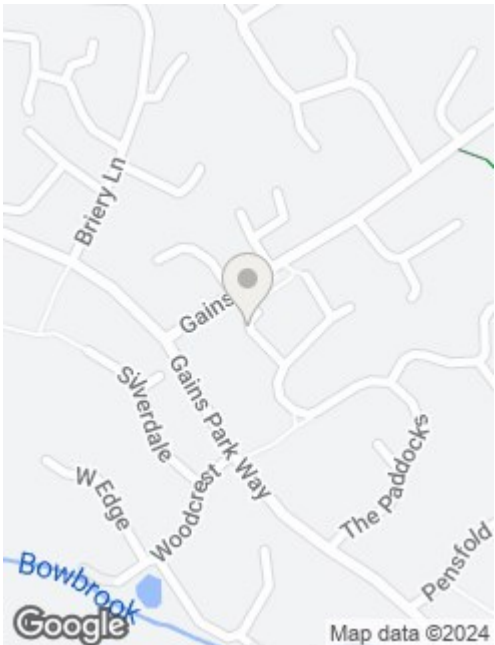
The ground floor welcomes you with a small landing area with steps down to the living room adorned with newly laid carpeting, a doorway leads to the dining room which offers an ideal setting for entertaining, with a French door granting access to the rear courtyard garden. Beyond the dining area through an open archway, lies a modern kitchen, ensuring convenience and functionality for daily culinary endeavours.

Ascending the staircase, residents will find the bedroom, featuring two velux roof windows and newly laid carpeting for added comfort. An airing cupboard provides convenient storage solutions, enhancing the practicality of the space. Connected to the bedroom is the shower room.

Outside, the property is approached via a pathway leading from Montrose Place to the front entrance, flanked by a small garden. The rear garden, enclosed for privacy is laid to a patio for ease of maintenance.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 92 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

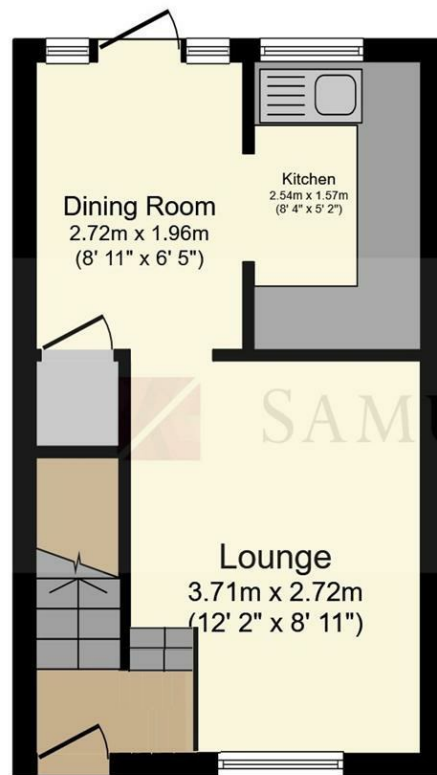
Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor



First Floor

Total floor area 37.2 m² (400 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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