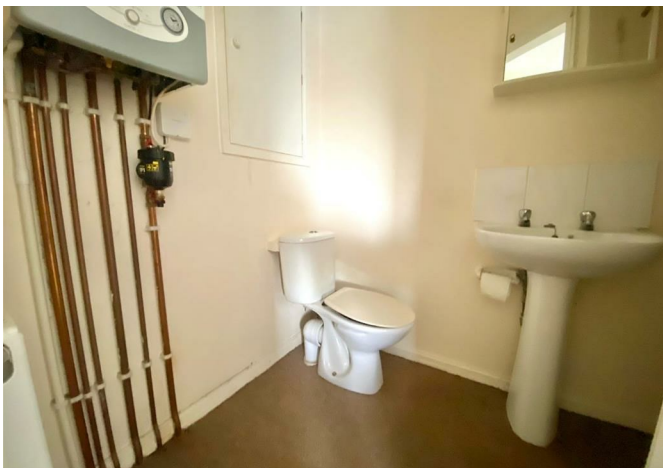




SAMUEL WOOD

32 The Knolls, Bicton Heath, Shrewsbury, Shropshire, SY3 5DR

Offers In The Region Of £55,000



Realistically priced for cash buyers with a short lease of 56 years (with potential to extend). Offering a comfortable and convenient living space, featuring an open plan living/bedroom, fitted kitchen and a shower room. Its location provides easy access to various amenities and the Royal Shrewsbury Hospital. Ideal for individuals seeking a compact yet functional living arrangement, this studio apartment offers a desirable combination of comfort, convenience and accessibility.

- Ideal Investment Purchase
- Ground Floor Studio Apartment
- Open Plan Living / Bedroom
- Fitted Kitchen & Shower Room
- Double Glazing & Gas Central Heating
- Cash Offers Only
- Excellent Road Links
- Close To Amenities & Hospital
- Allocated Car Parking Space
- EPC Rating C

This leasehold studio apartment offers a compact yet functional living space with an open plan layout seamlessly integrating the living and sleeping areas. An archway leads to the fitted kitchen and there is also a convenient shower room. The property boasts modern amenities including gas central heating and double glazing, ensuring comfort and energy efficiency. There is a convenient, outside storage cupboard.

This property benefits from an allocated car parking space located in the nearby residents parking area.

The location offers a host of amenities and services within reach. Its proximity to the Royal Shrewsbury Hospital, local shops, restaurants, and public transportation makes it an attractive choice for those seeking convenience at hand.

Services at the property

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

Broadband Speed: Basic 3 Mbps, Superfast 80 Mbps and 1000 Mbps

Flood Risk: Very Low.

Tenure

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 99 Years from 1st January 1982

Service Charges: £0

Ground Rent: £100 - increases to £150 from 1st January 2040

Local Authority

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

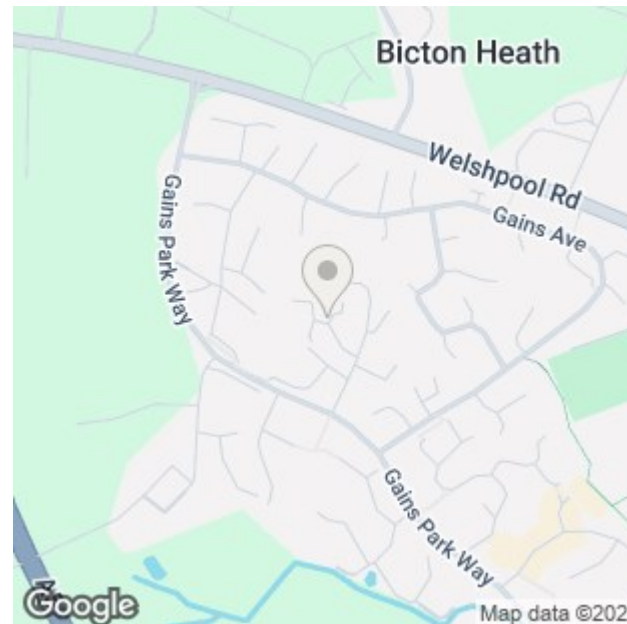
Council Tax Band: A

Mortgage Services

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

Referral Fees

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.



Floor Plans



Floor Plan

Total floor area 22.1 m² (238 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
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