



Zaza Johnson & Bath
Estate Agents

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1 Rothley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5BB

£199,999

A spacious 2-bedroom end terrace property with a lovely private rear garden and within walking distance of The Royal Shrewsbury Hospital and Oxon Primary School.



Take a serious look at this spacious 2-bedroom end property. Enjoying a great location in this popular area with a range of shops, primary school and the Royal Shrewsbury Hospital all within easy walking distance, along with excellent transport links with close access to the A5. The great and rare plus point with the property is the double width driveway and garage/workshop (19'3x12'10) which will appeal to an even wider fanbase. The property will suit a wide range of buyers and has been further improved by the current owners since they purchased in 2024. The entrance hall is centrally positioned and provides a lovely flow to the accommodation. The generous living room is located to the rear of the property and opens onto a delightful well maintained enclosed garden, The kitchen is larger than similar properties and is well equipped with ample storage, work tops and integrated cooking appliances. The ground floor bedroom is currently set up as a dressing room but makes for a sizeable bedroom. The ground floor bathroom is fitted out with a contemporary 3-piece suite. Moving upstairs, a landing gives access to the larger double bedroom which is packed with storage cupboards and wardrobe space. The rear garden is the icing on the cake. Offering great privacy and fully enclosed with access to the garage, the garden is approached onto an attractive artificial lawn which leads onto a spacious paved patio with central cobbled feature. The property also offers gas fired central heating and double glazing.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

1 ROTHLEY DRIVE BICTON HEATH SHREWSBURY SY3 9BB	Energy rating D	Valid until: 15 March 2031
		Certificate number: 0150-2609-4070-2099-6741

Property type Semi-detached house

Total floor area 33 square metres

Rules on letting this property

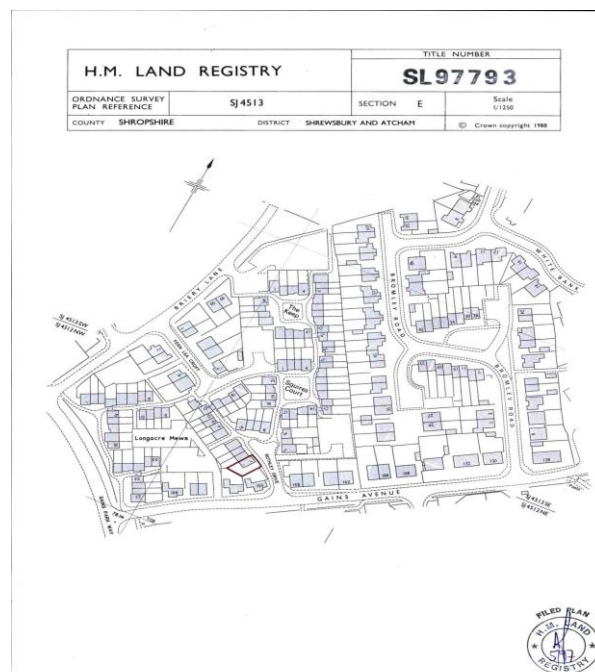
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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