

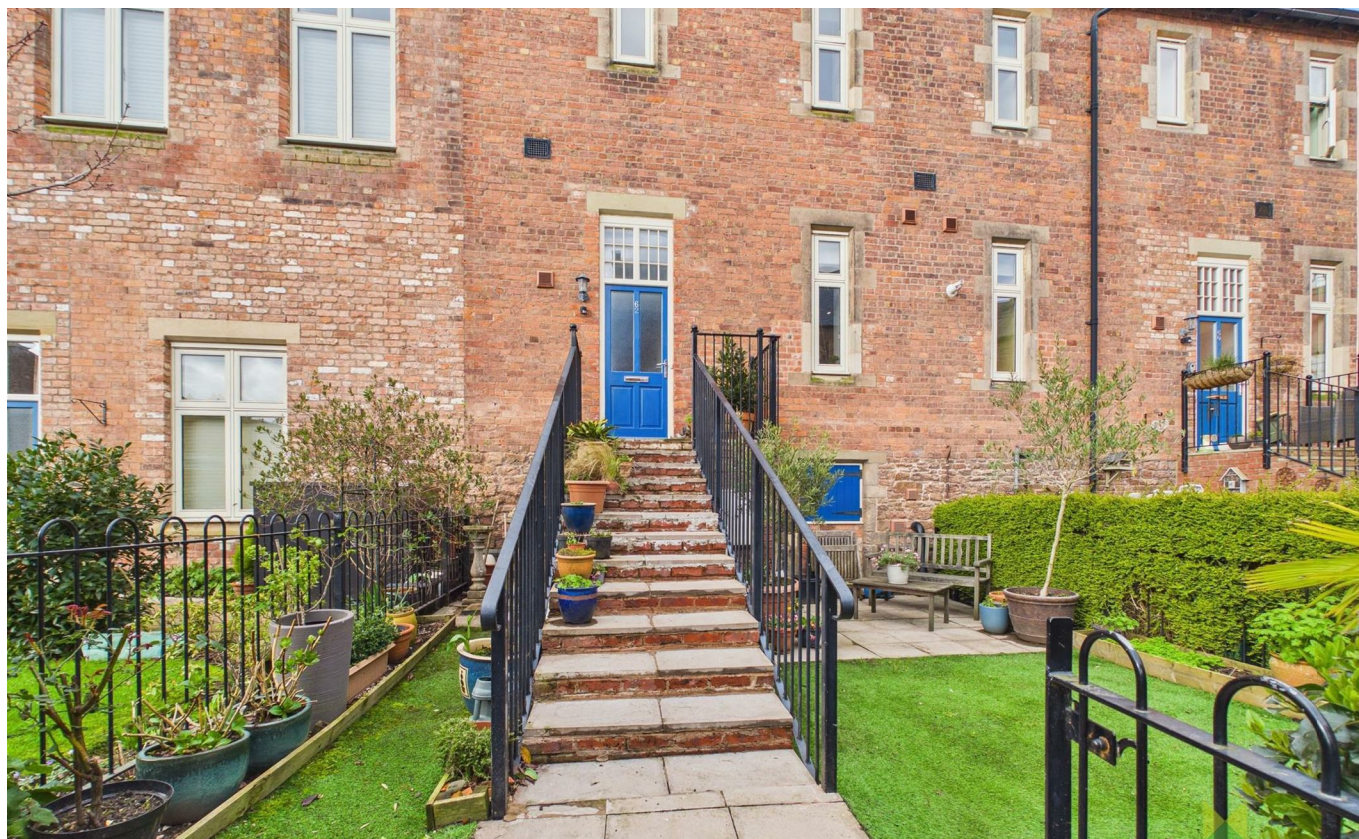
62 The Furlongs Bicton Heath Shrewsbury SY3 5FW



2 Bedroom House - Terraced
Offers In The Region Of £250,000

The features

- CHARMING 2 BEDROOM MEWS HOME
- ENVIABLE SOUGHT AFTER LOCATION
- PERSONAL RECEPTION HALL WITH CLOAKROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- NO UPWARD CHAIN
- PERSONAL GARDEN AND 2 ALLOCATED PARKING SPACES
- SHORT STROLL FROM THE ROYAL SHREWSBURY HOSPITAL
- LOUNGE, WELL FITTED KITCHEN/BREAKFAST ROOM
- VIEWING HIGHLY RECOMMENDED
- EPC RATING E



***** SPACIOUS MEWS HOME WITH TWO PARKING SPACES *****

An excellent opportunity to purchase this lovely 2 bedroom home which offers spacious accommodation over 2 floors with the added benefit of its own personal entrance, garden and 2 allocated parking spaces.

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature leaded light window, Kitchen/Breakfast Room with integrated appliances, 2 generous double Bedrooms and Bathroom.

The property has the benefit of a personal garden and two allocated parking spaces.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

ENTRANCE HALL

Steps with wrought iron handrail lead up to the wooden and glazed entrance door which gives access to the Reception Hall with LVT flooring, wall mounted heater.

CLOAKROOM

With low flush WC, ornate decorative wash hand basin, LVT flooring and wall mounted heater.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of Taupe fronted units incorporating single drainer sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and range of integrated appliances including dishwasher and washer dryer, all with matching fascia panels. Inset electric hob with extractor hood over and built in oven. Matching range of eye level wall units. Space for freestanding fridge/freezer. Window to front and LVT flooring,. Plenty of space for a dining room table

LOUNGE

A lovely light room having a large leaded window to the rear, LVT flooring, media point and two wall mounted heaters.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing, wall mounted heater.

BEDROOM 1

With window to the side, built in wardrobe, wall mounted heater.

BEDROOM 2

Another generous room, window to front, wall mounted heater.

BATHROOM

Attractively fitted with white suite comprising panelled bath with shower over, wash hand basin and WC, complementary tiled surrounds, wall mounted heater, mirrored bathroom cabinet and inset ceiling lights.

OUTSIDE

The property occupies an enviable tucked away position, from a personal gate the property is approached via the garden with pathway which is flanked by both sides with borders and lawn. Enclosed with fencing. There are two allocated parking space along with additional visitor parking

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, subject to a 199 year, to which there are 189 years remaining. The annual Ground Rent payable as at 2026 is £235.49 per annum and the Service Charge £965.52 per annum. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, drainage and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

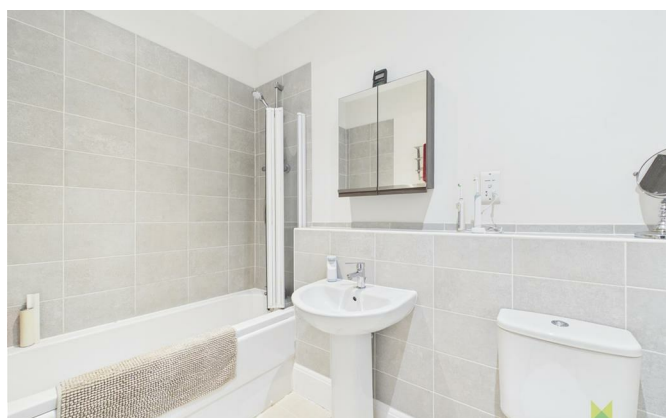
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

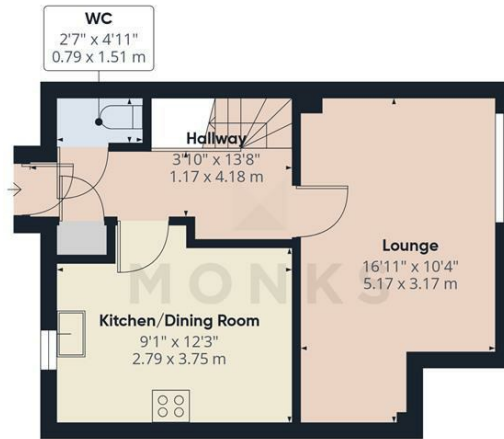
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

62 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
764 ft²
71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.