



**7 Knowsley Drive, Bicton Heath,  
Shrewsbury, Shropshire, SY3 5DH**

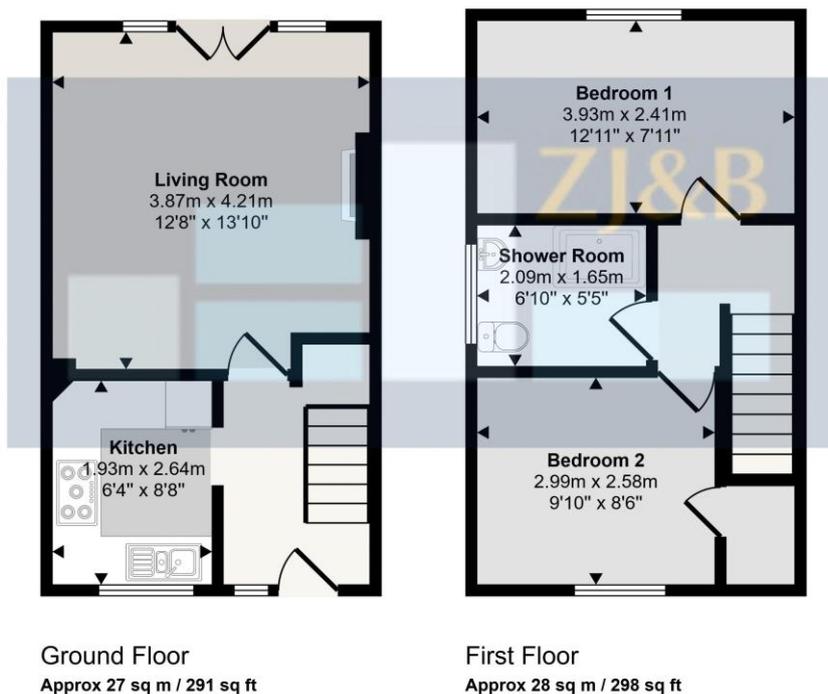
**Offers in the Region Of £200,000**

**A beautifully presented, modern 2-bedroom mid-terrace home**



This beautifully presented, modern 2-bedroom mid-terrace home is ideal for first-time buyers or investors. Set back with a charming slab pathway and stone borders, the bright entrance hall has wood-effect laminate flooring. The ground floor features a spacious, open-plan living and dining room, also with wood-style laminate flooring, and double-glazed patio doors that open onto a private rear garden. The modern fitted kitchen has been recently updated, offering a sleek, contemporary space for cooking. Upstairs, you'll find two generously sized bedrooms and a modern fitted shower room. Sold with no upward chain, this home also benefits from a private rear garden and allocated parking in a communal car park. Don't miss out on this fantastic opportunity!

Approx Gross Internal Area  
55 sq m / 589 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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## Energy performance certificate (EPC)

7 KNOWSLEY DRIVE BICTON HEATH SHREWSBURY SY3 5DH	Energy rating	Valid until:	12 July 2031
	<b>D</b>	Certificate number:	0340-2327-9030-2099-7875

**Property type** Mid-terrace house

**Total floor area** 55 square metres

### Rules on letting this property

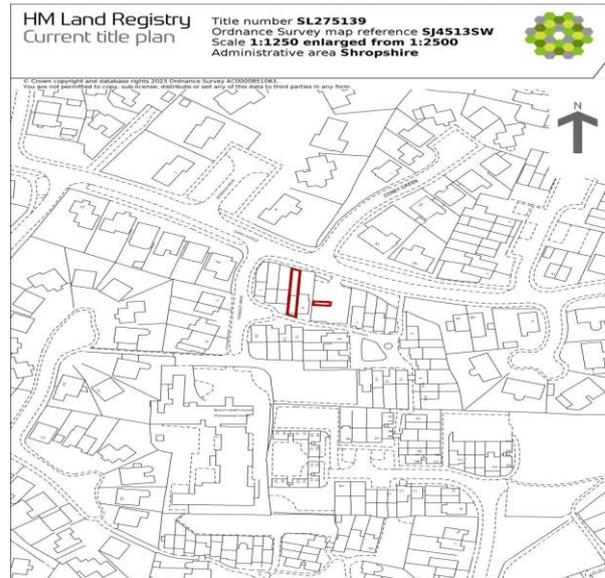
Properties can be let if they have an energy rating from A to E.

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

**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**

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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**