



Zaza Johnson & Bath
Estate Agents

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1 Blakeway Mews, Bicton Heath, Shrewsbury, Shropshire, SY3 5AR

Offers in the Region Of £239,950

Spacious, well-presented, 2-bedroom semi-detached house sitting on a generous corner plot. The accommodation includes a bright living room, a large conservatory with a solid roof, and a modern re-fitted kitchen. There are 2 spacious bedrooms and a stylish bathroom on the first floor. There is a neat, private garden and driveway, allocated parking for 2 cars to the rear, providing parking for 3 cars in total. This lovely home is ready to move into, and early viewing is highly recommended.



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

Accommodation comprises

Block paved pathway leads to a newly fitted uPVC double-glazed door with side window.

Entrance Hall

Oak veneer flooring, carpeted staircase leads to First Floor Landing, under-stairs storage, radiator.

Kitchen 9' 0" x 6' 0" (2.74m x 1.83m)

Tiled flooring, fitted with a range of units with laminate worktops, tiled splashback, 4-ring gas hob with stainless steel splashback, electric oven below and filter hood above, 1 1/2 bowl sink unit, double-glazed window to the front, space and plumbing for washing machine.

Living Room 13' 11" x 12' 3" (4.24m x 3.73m)

Oak veneer flooring, radiator, marble-style fireplace and hearth with coal-effect gas fire inset.

Dining Area 10' 9" x 13' 1" (3.27m x 3.98m)

Tiled flooring, double-glazed windows to 2 sides, Velux roof lights, uPVC double-glazed door opening onto rear garden.

First Floor Landing

Access to roof space, useful built-in storage cupboard.

Bedroom 1 12' 3" x 9' 5" (3.73m x 2.89m)

Carpet, double-glazed window to the rear, radiator.

Bedroom 2 9' 3" x 8' 0" (2.82m x 2.44m)

Carpet, radiator, double glazed window to the front, useful built-in over-stairs storage cupboard.

Bathroom

Tiled flooring and fitted with wash basin, WC, bath with shower above, tiled around the bath area, double-glazed window to the side, chrome towel radiator, extractor fan.

Rear Garden

The property is in a lovely, quite corner position with a good-sized area of lawn and paved patio. Gated access to the side leads to the front of the property, access to the rear and Driveway. Hardstanding for shed.

Agents' Note

The property has had a complete makeover with quality upgrades throughout. New flooring, solid oak doors and fresh carpets.

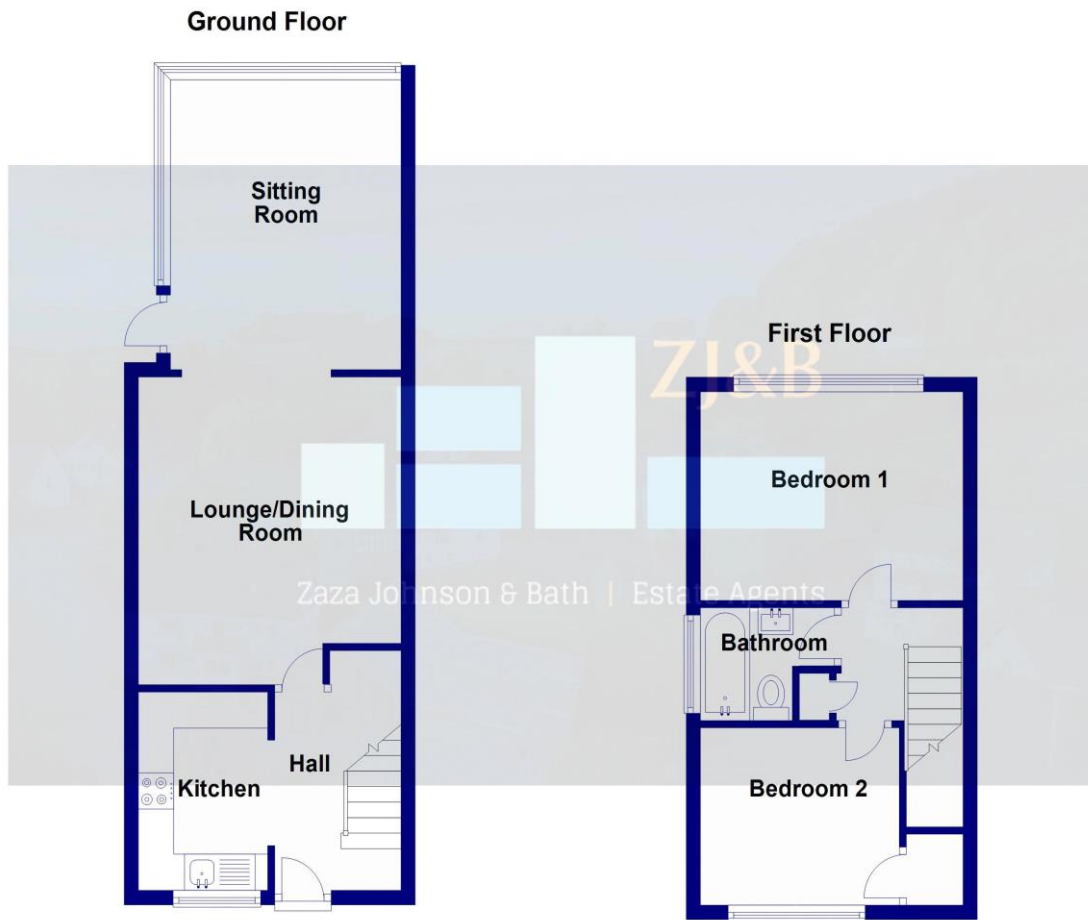
Outside - Front

The property is approached over a tarmac driveway with a gravel area for extra parking, block paved border and pathway leading to the entrance door.

Council Tax Band B

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.

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



1 Blakeway Mews, Bicton Heath, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 1 Blakeway Mews Bicton Heath SHREWSBURY SY5 5AP | Energy rating C | Valid until: 18 October 2035 |
| | | Certificate number: 7590-2739-0522-4591-5053 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 67 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 C. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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