



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



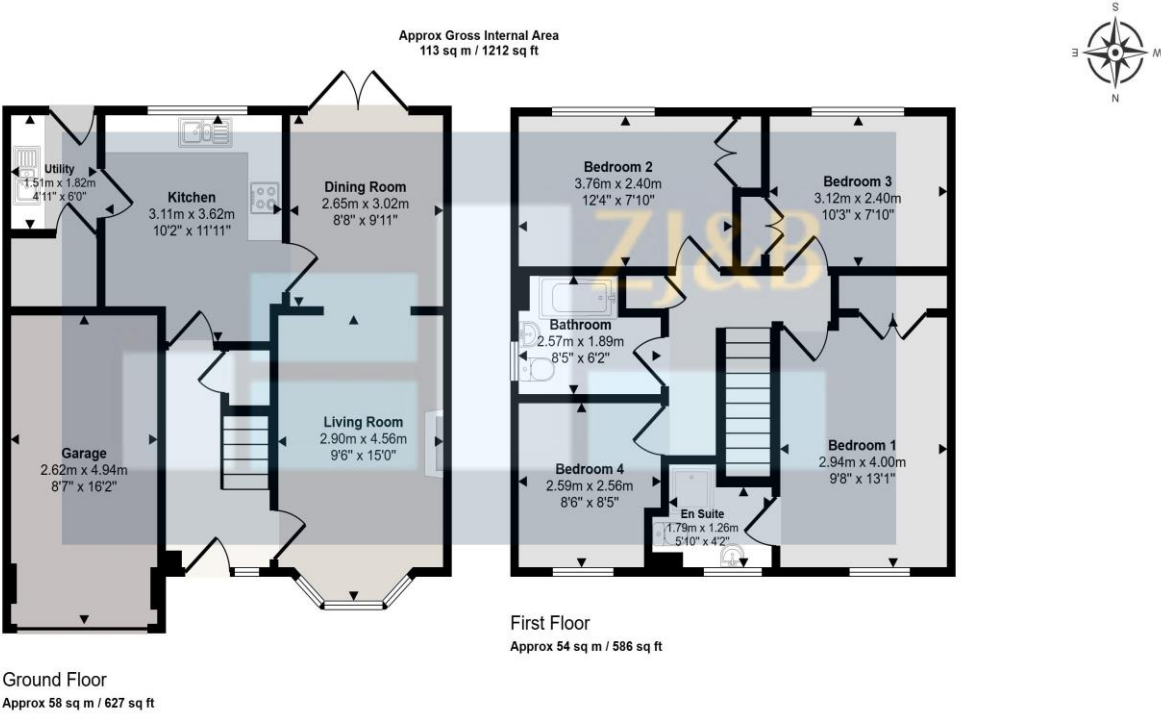
12 Painters Place, Bicton Heath, Shrewsbury, Shropshire, SY3 5PT

£375,000

**A well proportioned 4 bedroom detached house, with ample parking, garage
and private south facing garden.**



Situated in the highly regarded residential development of Redwood Park, Shrewsbury, this well-proportioned four bedroom detached family home offers generous living accommodation, a private south-facing rear garden, an integral garage and ample off-road parking. The property occupies an attractive position within this popular residential area, which is well placed for access to the amenities of Bicton Heath, local schooling and major road links. Shrewsbury town centre is less than two miles away, making the historic town centre, with its excellent range of shops, restaurants, cafés and leisure facilities, readily accessible while still enjoying the benefits of a quieter residential setting. Internally, the property briefly comprises a welcoming entrance hall, a spacious living room, separate dining room, well-equipped kitchen and useful utility room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with the benefit of an en-suite, together with a family bathroom. Outside, the property benefits from a private south-facing rear garden, providing an excellent space for outdoor entertaining, relaxation and family use. To the front, there is ample off-road parking together with an integral garage, providing valuable additional storage and parking facilities. Redwood Park is a popular choice for families and commuters alike, offering a convenient balance between residential surroundings and accessibility. The nearby A5 provides links towards the wider road network, while the town centre remains within easy reach. Offered for sale with NO UPWARD CHAIN, this spacious detached home represents an excellent opportunity for those looking for a well-located family property in Shrewsbury.



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



Energy performance certificate (EPC)			
12, Painters Place Baton Heath SHREWSBURY SY3 5PT	Energy rating D	Valid until:	14 October 2024
		Certificate number: 9778-4934-7210-2984-9904	

Property type Detached house

Total floor area 94 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 efficiency rating for this property

This property's current energy rating is D. It has

Score Energy rating



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.

For properties in England and Wales:

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



Council Tax Band E

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