



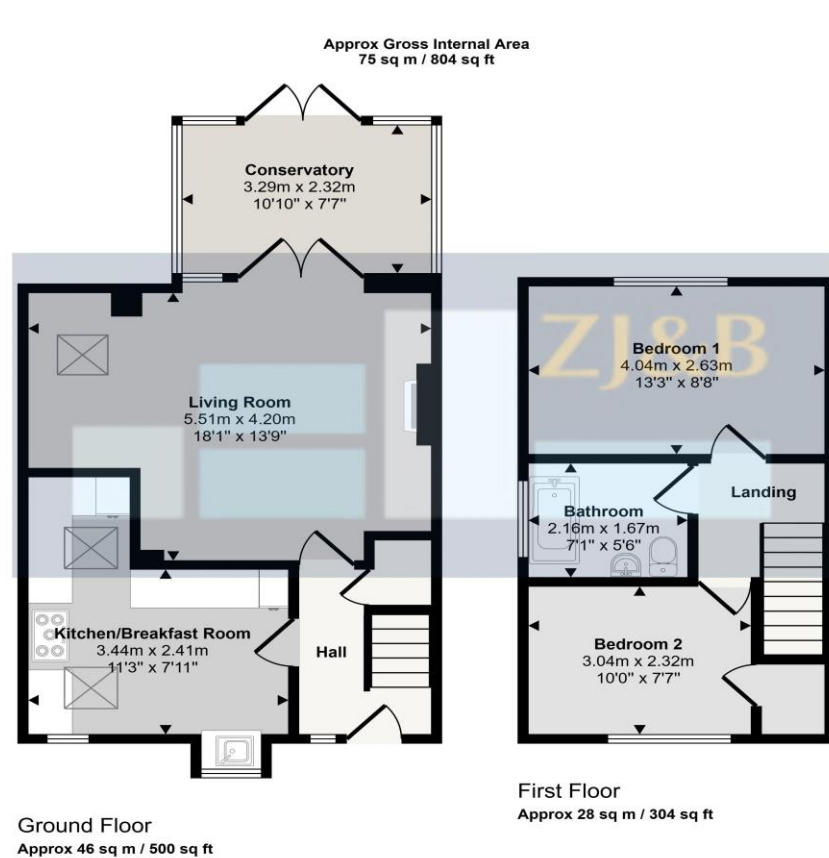
16 The Orchard, Bicton Heath, Shrewsbury, Shropshire, SY3 5AW

£210,000

A beautifully presented 2 bedroom end terrace property, standing in the corner of delightful courtyard, with a private west facing landscaped garden.



Once in a while, out the ordinary, springs the extraordinary and 16 The Orchard is a case in point. Starting with the position, the property stands in the corner of delightful courtyard with a private west facing garden. Inside, the property has been tastefully extended on the ground floor to provide exceptional living space, and great thought has gone in to the external and internal accommodation. Approached into an entrance hall, to the right is the extended kitchen/breakfast room, fitted to a high standard with solid wood worktops, Belfast style sink, integrated appliances and cooking range, wooden floor, space for a breakfast table and range windows and skylights providing great natural lighting. The hall also leads to the enlarged living room with wooden flooring, feature fireplace, skylight and patio doors lead to the Victorian style conservatory, which in turn, leads to the beautiful landscaped garden. Upstairs there are two good sized double bedrooms and a fully refitted bathroom with 'P' shape bath with a shower over, wash basin, WC and a designer heated towel rail. Returning to the garden which has been designed for easy maintenance with herringbone pattern brick paved patio, gravel beds and shed, with the whole garden being enclosed by fencing with gated access to an allocated parking space.



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)			
16 The Orchard Ridlon Heath SHREWSBURY SY3 5AW	Energy rating C	Valid until: 29 May 2036	Certificate number: 8136-6925-5600-0701-2222
Property type	End-terrace house		
Total floor area	63 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).			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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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