



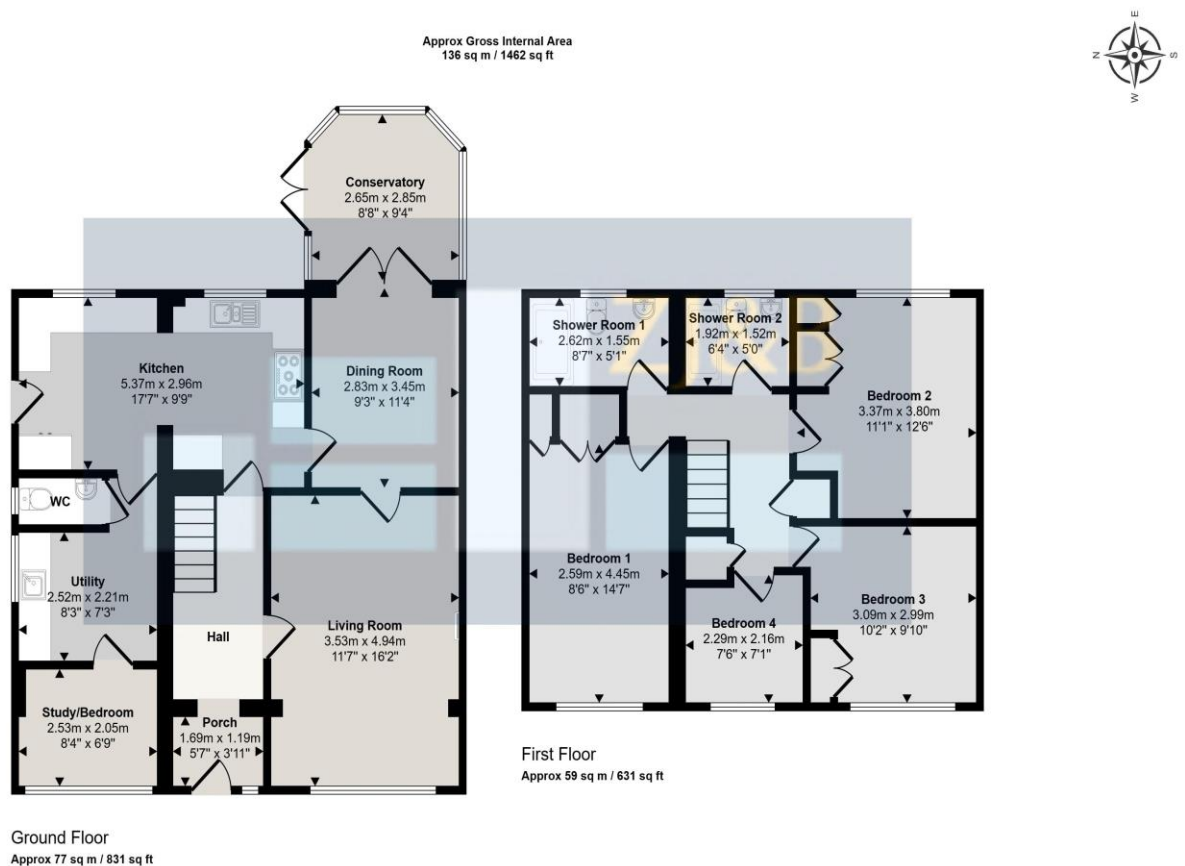
## 9 White Bank, Bicton Heath, Shrewsbury, Shropshire, SY3 5AY

**£425,000**

**A beautifully presented and improved 4-5 bedroom detached home in a popular location with excellent schools, The Royal Shrewsbury Hospital and amenities close by.**



Family relocation is the only reason this 4/5 bedroom detached property is available on the market. Prior to this decision, the owners had carried out a comprehensive plan of works for the property, starting with a new roof, new carpets, two new bathrooms and WC, seven new windows, two new external doors, new kitchen counters, 4 new radiators and a boiler which is around two years old. The property enjoys a prime end-of-cul-de-sac position and is well located for the reputable local primary school and senior schools. The Royal Shrewsbury Hospital is also just a short distance away. The accommodation should be of particular appeal to growing families and includes a porch leading to a spacious entrance hall, a generous living room with double doors leading to a dining room with a conservatory beyond. The kitchen is almost twice the size of the original, and there is also a large utility and a downstairs WC. There is an additional downstairs room, currently used as a bedroom, which would make an ideal study. Upstairs there are three double bedrooms, a good-sized single room and two independently accessible shower rooms. The property has a triple-width driveway and a private rear garden, designed for easy maintenance, enclosed by fencing. Due to relocation, the property is offered with no upward chain.



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)

9 White Bank Bicton Heath SHREWSBURY SY3 5AV	Energy rating	Valid until:	9 May 2034
	<b>C</b>	Certificate number:	0720-9056-0040-0001-1443

Property type	Detached house
Total floor area	129 square metres

### Rules on letting this property

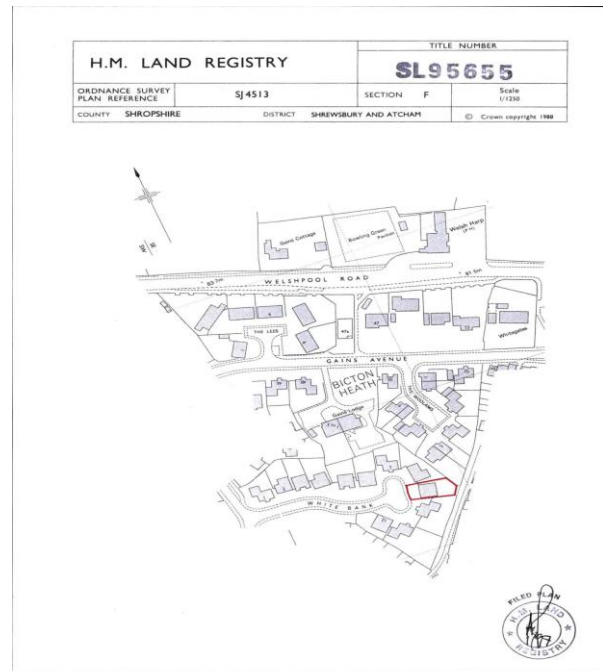
Properties can be let if they have an energy rating from A to E.

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 B.

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



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## 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**

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