



## 39 The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FU

**£155,000**

This well presented one bedroom first floor apartment provides well designed living space with lovely high ceilings. In an attractive location in the west side of Shrewsbury, accommodation includes: Generous Entrance Hall, impressive open plan Living Room/Kitchen, large double Bedroom with fitted wardrobes, Bathroom, heating, double glazing, allocated parking. Landscaped residents' gardens. Convenient for RSH, shops, park and ride and range of facilities.



## **39 The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FU**

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**

Entrance door with spyhole.

### **Entrance Hall**

Electric radiator, large built in cloaks cupboard, built, built in airing cupboard.

### **Open plan Living Room/Kitchen**

A beautiful room with high ceiling and 3 double glazed windows providing excellent natural lighting. The Living Area is carpeted, there is an electric heater and picture rail. The Kitchen Area has vinyl flooring and is fitted with an excellent range of cream fronted units with wood effect laminated work tops, inset sink unit, integrated electric oven, 4 ring induction hob with steel splashback and filter hood above.

### **Bedroom**

A large double bedroom with 10' ceiling, built in double wardrobe, wall mounted heater and double glazed window enjoying an open aspect.

### **Bathroom**

Fitted with a white 3 piece suite including bath with mixer tap, wall mounted shower fitting and tiled walls around, wash basin and WC, extractor, double glazed window and wall mounted heater.

### **Allocated Parking**

### **Communal Garden**

### **Lease Details**

The property is held on a 199 year lease with 109 years remaining. Ground Rent is £169.46 per annum, and Service Charge is £1,599.99 per annum.

### **Council Tax Band B**

**Tenure:** Our client advises us that the property is Leasehold. 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**

Approx Gross Internal Area  
47 sq m / 505 sq ft



### Floorplan

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)

39, The Furlongs Bickon Heath SHREWSBURY SY3 5FU	Energy rating <b>D</b>	Valid until: 27 February 2028
		Certificate number: 2868-7085-7362-5568-5950

Property type: Mid-floor flat  
Total floor area: 54 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-lan/for-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lan/for-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be E.

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



### **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**