Zaza Johnson & Bath
Estate Agents

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11 Rothley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5BB

Offers in the Region Of £165,000

Tucked away in a peaceful and private setting within the popular residential area of Bicton Heath, this attractive two-bedroom terraced home offers comfortable living accommodation, making it an ideal purchase for first-time buyers, couples or property investors. Conveniently positioned close to well-regarded local schools, everyday amenities and transport links, the property combines a desirable location with practical living space. The accommodation briefly comprises an entrance hall, fitted kitchen and a spacious, open-plan living/dining room, providing an ideal space for both relaxing and entertaining. On the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, offering an ideal space to enjoy outdoor living, together with the added convenience of allocated parking. An excellent opportunity to acquire a well-located home in a popular area, which is sure to appeal to both owner-occupiers and investors alike.





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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
uPVC double glazed entrance door.

Entrance Hall 7' 1'' x 5' 9'' (2.16m x 1.75m)
Double glazed frosted side panel, grey wood style laminate flooring, useful under stairs storage cupboard, radiator.

Kitchen 6' 7'' x 6' 11'' (2.01m x 2.11m)
Vinyl flooring, fitted with base and eye level units with laminate work tops, inset sink unit, double glazed window to the front, plumbing for washing machine, tiled splash.

Living/Dining Room 11' 3'' x 12' 11'' (3.43m x 3.93m)
Grey wood effect laminate flooring, radiator, uPVC double glazed French doors leading to garden, staircase leading to First Floor Landing.

First Floor Landing 2' 8'' x 5' 8'' (0.81m x 1.73m)
Access to roof space.

Bedroom 1 9' 5'' x 9' 11'' (2.87m x 3.02m)
Radiator, uPVC double glazed window to the front, useful over stairs storage cupboard housing combi central heating boiler.

Bedroom 2 8' 5'' x 7' 1'' (2.56m x 2.16m)
Grey wood effect laminate flooring, radiator, double glazed window to the rear overlooking garden.

Bathroom 5' 5'' x 5' 5'' (1.65m x 1.65m)
Fitted with 3 piece suite including wash basin, WC, bath with mixer shower above, fully tiled walls, double glazed window to the rear, extractor fan, tiled flooring.

Rear Garden
Approached onto a paved patio with step leading to lawn, small shrub bed, pathway leading to the rear. Enclosed by fencing with gated access to car park to the rear. Large shed.

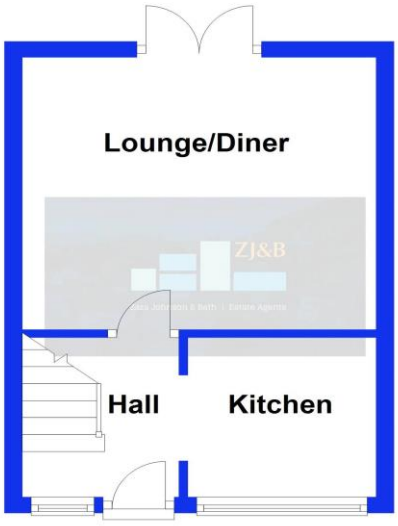
Council Tax Band A

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**

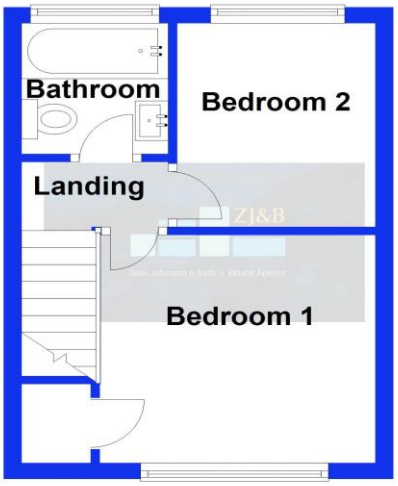
Ground Floor

Approx. 22.1 sq. metres (237.4 sq. feet)



First Floor

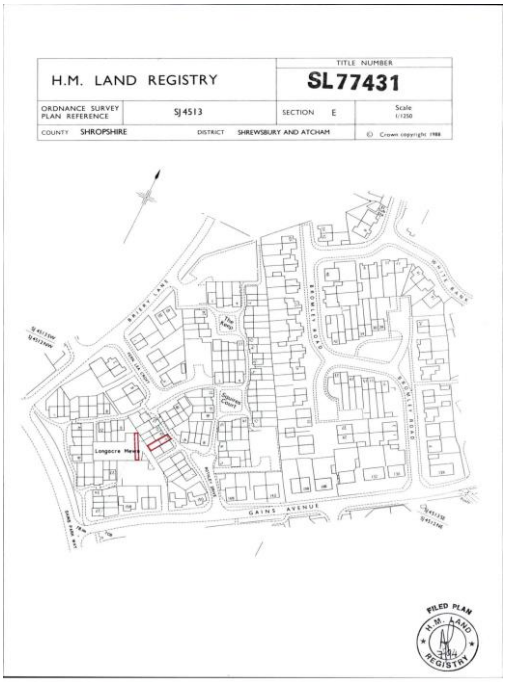
Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 44.1 sq. metres (474.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication of the property. Plan produced using PlanUp
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY



H.M. LAND REGISTRY — TITLE NUMBER SL77431

ORDNANCE SURVEY PLAN REFERENCE SJ4513 — SECTION E — Scale 1/1250

COUNTY SHROPSHIRE — DISTRICT SHREWSBURY AND ATCHAM

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Energy performance certificate (EPC)

11, Rothley Drive Bicton Heath SHREWSBURY SY3 5BB	Energy rating **D**	Valid until:	**15 April 2028**
		Certificate number:	**9278-8074-6234-4458-9934**

Property type

Mid-terrace house

Total floor area

58 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 current energy rating is D. It has the potential to be B.

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