ZJ&B
Zaza Johnson & Bath
Estate Agents

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85 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5EJ

Offers in the Region Of £195,000

A well-maintained, extended 3-bedroom terraced home, with a spacious lounge and a private rear garden.







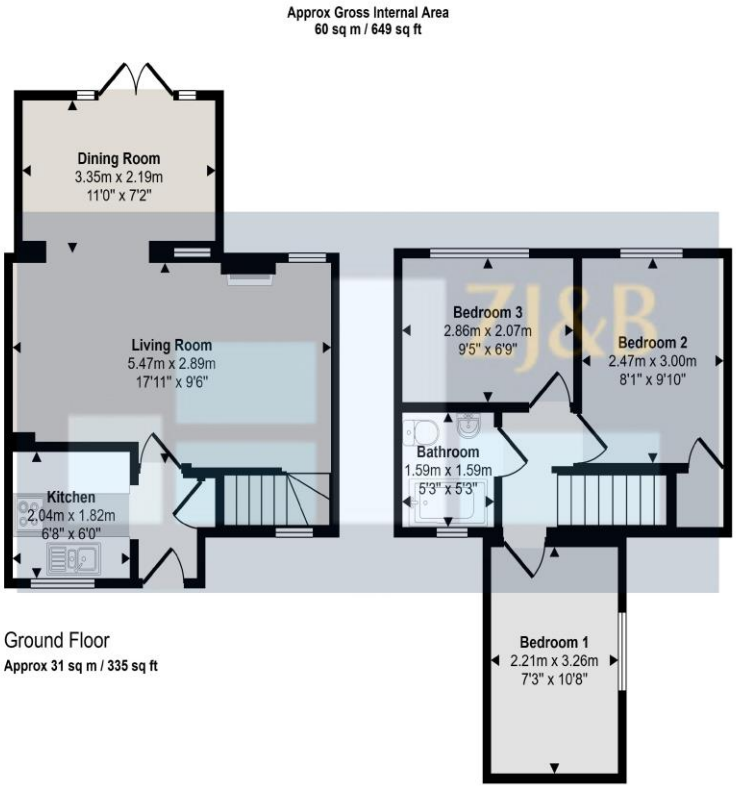
An extended three-bedroom terraced home in the popular Bicton Heath area of Shrewsbury, with a spacious lounge and dining area and a private rear garden.

Well maintained throughout, the property is an attractive option for first-time buyers and families. The spacious entrance hall has useful built-in storage and leads to a fitted kitchen and the extended lounge and dining area. There's plenty of room for sofas and a dining table, making it a comfortable space for everyday living and entertaining.

Upstairs are three well-proportioned bedrooms and a modern family bathroom.

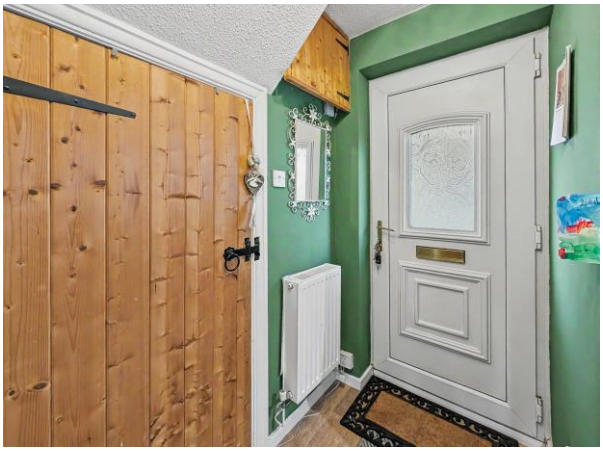
Outside, the well-kept rear garden offers a private spot to sit out and enjoy the warmer months.

The property occupies a good position within the development, with local shops, schools and transport links all within easy reach. Early viewing is recommended.



FLOOR PLANS FOR GUIDANCE ONLY







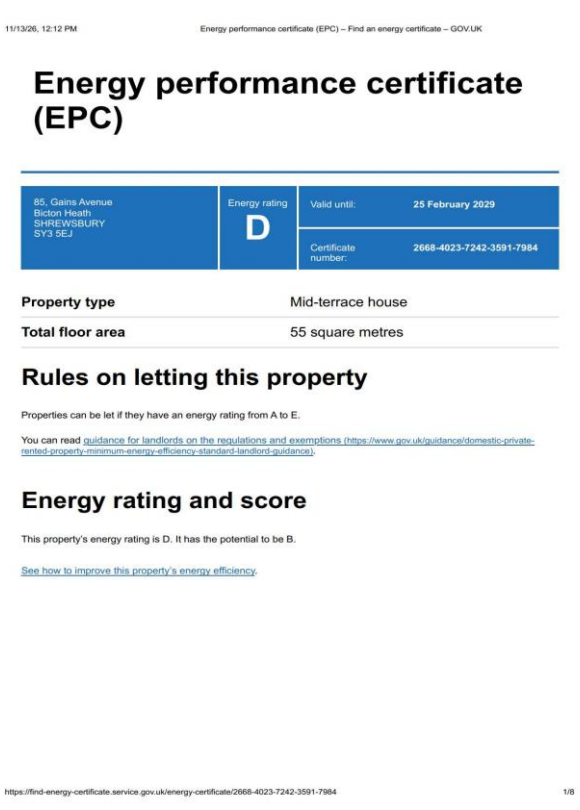












11/13/26, 12:12 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

85, Gains Avenue Bicton Heath SHREWSBURY SY3 5EJ	Energy rating **D**	Valid until:	**25 February 2029**
		Certificate number:	**2668-4023-7242-3591-7984**

Property type	Mid-terrace house
Total floor area	55 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 D. It has the potential to be B.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/2668-4023-7242-3591-7984 1/8



H.M. LAND REGISTRY — TITLE NUMBER SL50660

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

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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**

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