



4 The Knolls, Bicton Heath, Shrewsbury, Shropshire, SY3 5DR

£185,000

This 2-bedroom semi-detached house, offering great potential, is situated in a popular area of Shrewsbury with good local amenities, access to link roads and close to the Royal Shrewsbury Hospital. The accommodation includes Hall, Kitchen, Living Room, Conservatory, 2 Bedrooms and Bathroom, Driveway and Garage, attractive Gardens, Gas Central Heating and Double Glazing. No Upward Chain.



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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

Canopied Entrance Storm Porch

Glazed wooden entrance door.

Entrance Hall 8' 7" x 6' 3" (2.61m x 1.90m)

Radiator, window to the front, understairs storage cupboard, staircase leading to First Floor Landing.

Kitchen 8' 7" x 6' 7" (2.61m x 2.01m)

Pine door, laminated worktops to 3 walls, base and eye-level units, inset sink unit, tiled surround to work areas and double-glazed window to the front.

Living Room 14' 3" x 12' 8" (4.34m x 3.86m)

Pine door, ornamental brick fireplace, painted brickwork to alcoves to either side, radiator, mock timber beams and double-glazed sliding patio doors to the Conservatory.

Conservatory 11' 9" x 6' 2" (3.58m x 1.88m)

Of brick and uPVC double-glazed construction with a polycarbonate roof and French doors lead onto an attractive rear Garden.

First Floor Landing

Loft access, built-in shelved airing cupboard housing and gas combination central heating boiler.

Bedroom 1 13' 2" x 8' 7" (4.01m x 2.61m)

Radiator and double-glazed window overlooking the rear Garden.

Bedroom 2 10' 0" x 8' 0" (3.05m x 2.44m)

Radiator, double-glazed window to the front, built-in wardrobe and built-in storage cupboard.

Bathroom

Fitted with a 3-piece suite providing a bath with half tiled walls around and wall mounted electric shower unit, a wash basin and WC, radiator, and double-glazed window to the side

Outside - Front

Laid mainly to lawn with a driveway to the side providing parking and access to the Garage.

Brick Built Garage 18' 2" x 9' 8" (5.53m x 2.94m)

Power and lighting, up and over door, window to the rear and door leading to the Garden.

Rear Garden

From the Conservatory, 2 steps lead onto a block-paved patio with a brick wall which retains shrub beds, beyond which lies a lawn and timber Summer House. There is a good selection of shrubs and trees around the garden, which is enclosed by a combination of fencing and hedging.

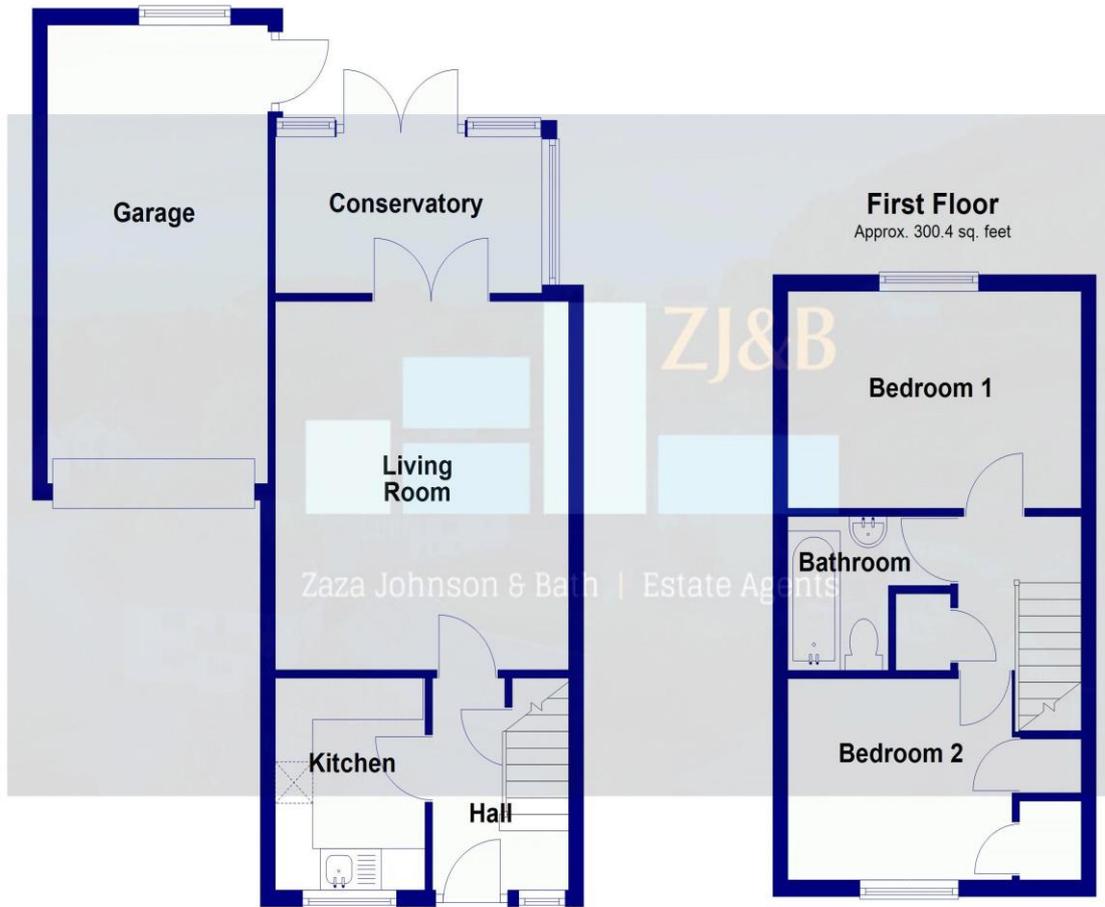
Council Tax Band B

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.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor

Approx. 557.0 sq. feet



Total area: approx. 857.4 sq. feet

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
4 The Koils Ridon Heath SHREWSBURY SY2 5DR	Energy rating D	Valid until: 1 December 2035 Certificate number: 0695-3957-2202-8315-1200																																
Property type	Semi-detached house																																	
Total floor area	56 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 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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td>79 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	65 D	79 C	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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