



5 Knowsley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5DH

£195,000

This fully refurbished well presented 2 bedroom house enjoys an attractive cul-de-sac setting along with a good sized private enclosed garden. Inside, the property provides: Entrance Hall, Living/Dining Room, Impressive Modern Fitted Kitchen, 2 Double Bedrooms, Recently Fully Refitted Bathroom, GCH, DG, Allocated Parking. Favoured development convenient for the hospital, primary school, park and ride and a number of shops and other facilities.



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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, double glazed composite entrance door, with double glazed side window.

Entrance Hall

Wood style laminate flooring, radiator and under-stairs recess, staircase leads to First Floor Landing.

Living/Dining Room

Wood-style laminate flooring, featuring exposed brickwork on one wall, an ornamental fireplace, a radiator, and wide double-glazed sliding patio doors that lead onto a private rear garden.

Kitchen

Attractively refitted with cream fronted units, wood effect laminated worktops with an inset sink unit, attractive tiled surround to work areas. Integrated electric oven and 4 ring hob, space for further appliances, deep sill to a double glazed window to the front.

First Floor Landing

Access to roof space.

Bedroom 1

Wood style laminate flooring, radiator, built in wardrobe and double glazed window to the rear overlooking the garden.

Bedroom 2

Radiator, built in wardrobe/airing cupboard housing the gas fired central heating boiler, hanging space and shelf, double glazed window to the front.

Bathroom

Beautifully refitted with white 3 piece suite including bath with twin shower heads over and fully tiled walls around, wash basin and WC, heated towel rail, tiled flooring and double glazed window to the side.

Outside - Front

A gravelled front garden with a paved pathway leading to the entrance door.

Rear Garden

Attractive rear garden enclosed by timber fencing. Approached onto a paved patio with artificial lawns to either side and raised timber decking to the rear boundary. Gated leading to the rear.

Allocated Parking Space

Services

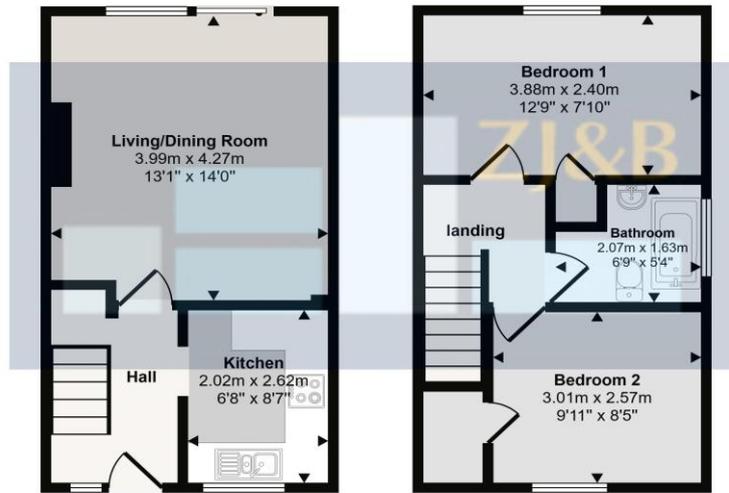
We understand that mains water, drainage, electricity and gas are connected to the property.

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**

Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 27 sq m / 295 sq ft

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)		
5 Knowsley Drive Bloxham Shropshire SY3 5DH	Energy rating C	Valid until: 9 February 2036
		Certificate number: 6360-2021-6520-2306-6835

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) (<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 C.

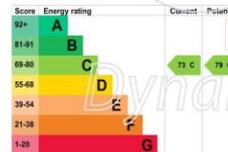
[See how to improve this property's energy efficiency.](#)

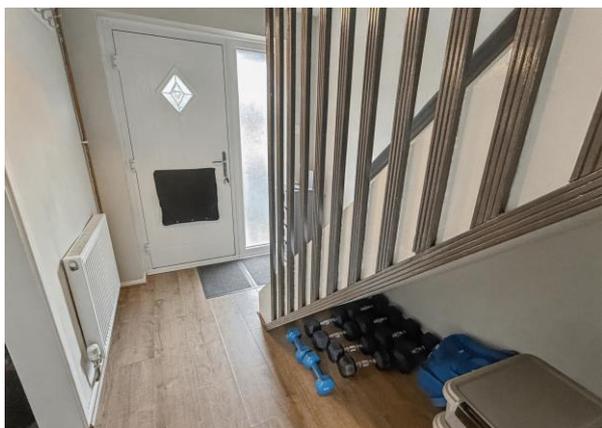
The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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