



**20 The Knolls, Bicton Heath, Shrewsbury, SY3 5DR**

2 bedroom terraced house — £167,500 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

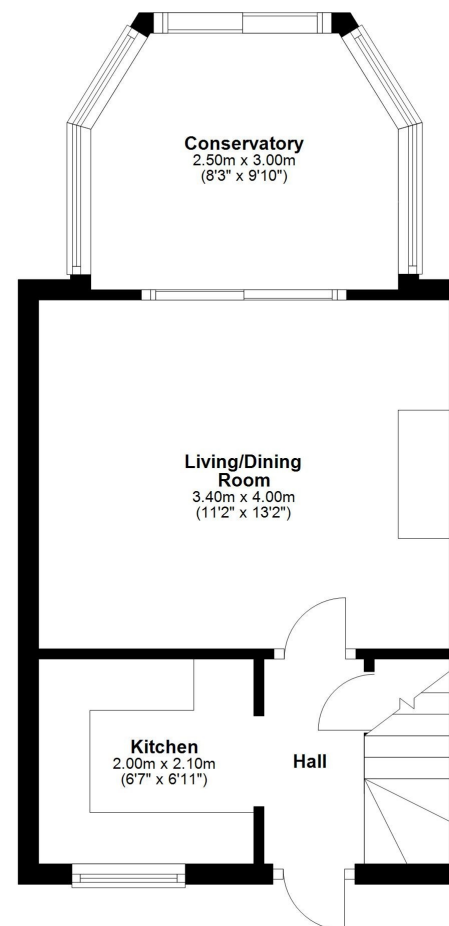
This neatly presented and improved terraced house is quietly tucked away within a popular residential area, with a good-sized rear garden and private off-street parking.

## KEY FEATURES

- Entrance hall with useful storage and staircase to landing
- Living/dining room with feature fireplace and glazed doors to the conservatory, which opens onto the rear garden
- On the first floor are two generous bedrooms and a family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Large private rear garden, laid to lawn with a decked terrace, timber garden store, and gated access to side
- Allocated parking within a residents car park
- The property has been improved over recent years, with upgrades including a new kitchen, updated electrics, flooring and decor, as well as general maintenance throughout
- A very quiet and convenient location, a short walk from Gains Park's excellent range of amenities, road links via the bypass, the Royal Shrewsbury Hospital, and only two miles from the town centre
- Sold vacant with no upward chain

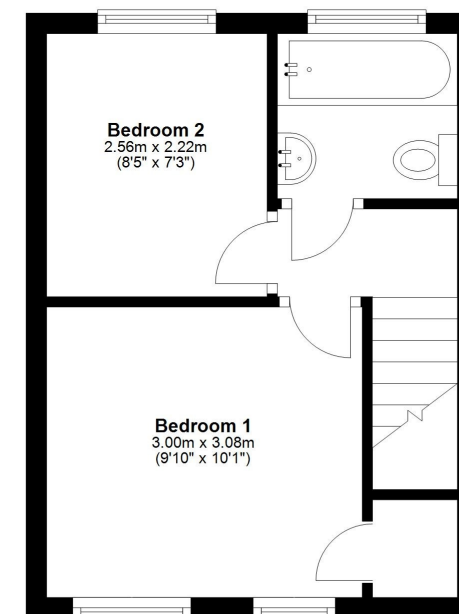
### Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



### First Floor

Approx. 22.0 sq. metres (236.9 sq. feet)



Total area: approx. 51.3 sq. metres (551.8 sq. feet)







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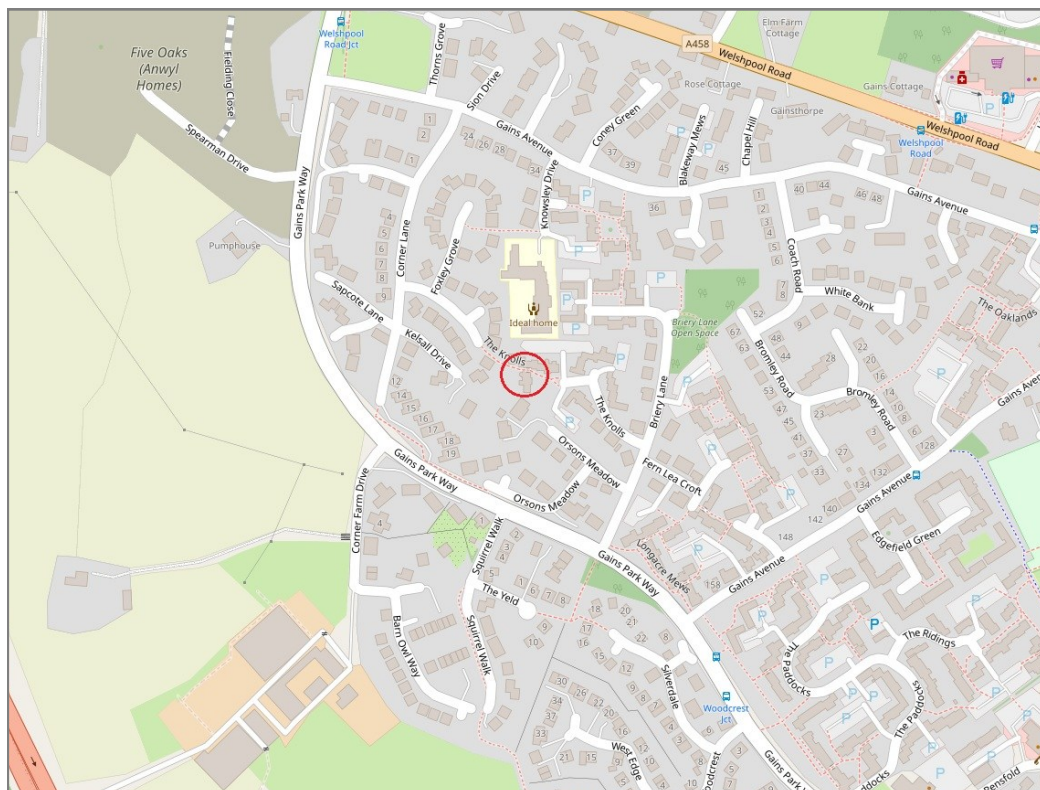
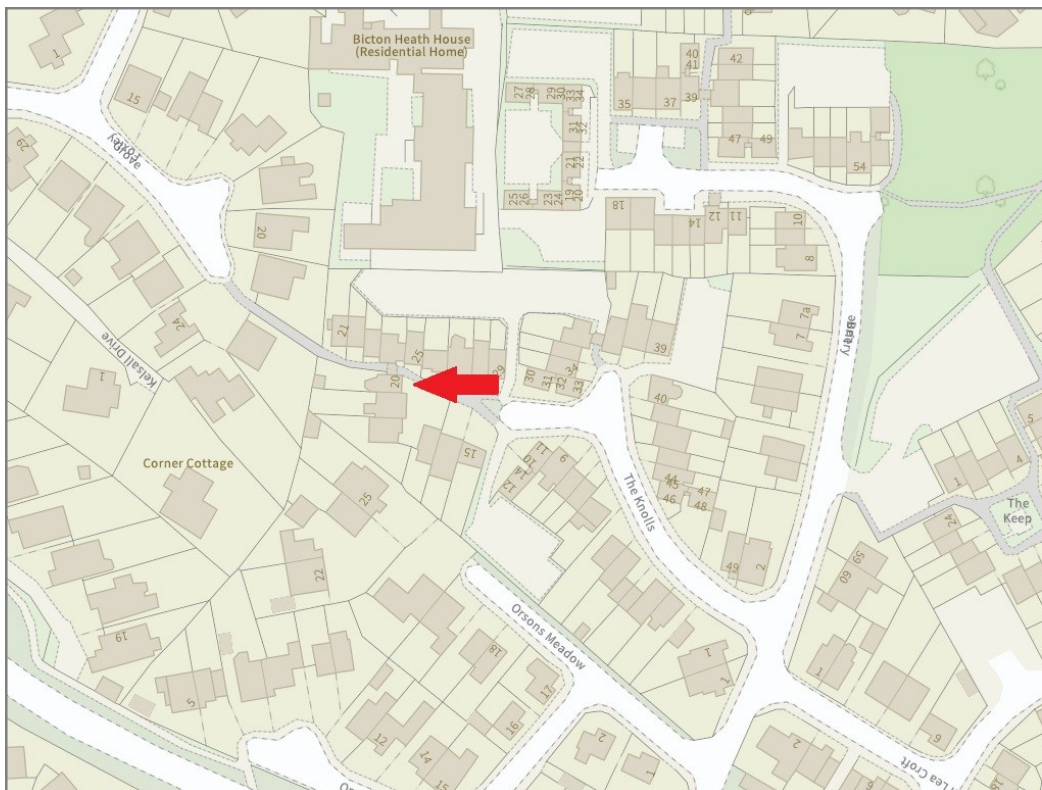
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

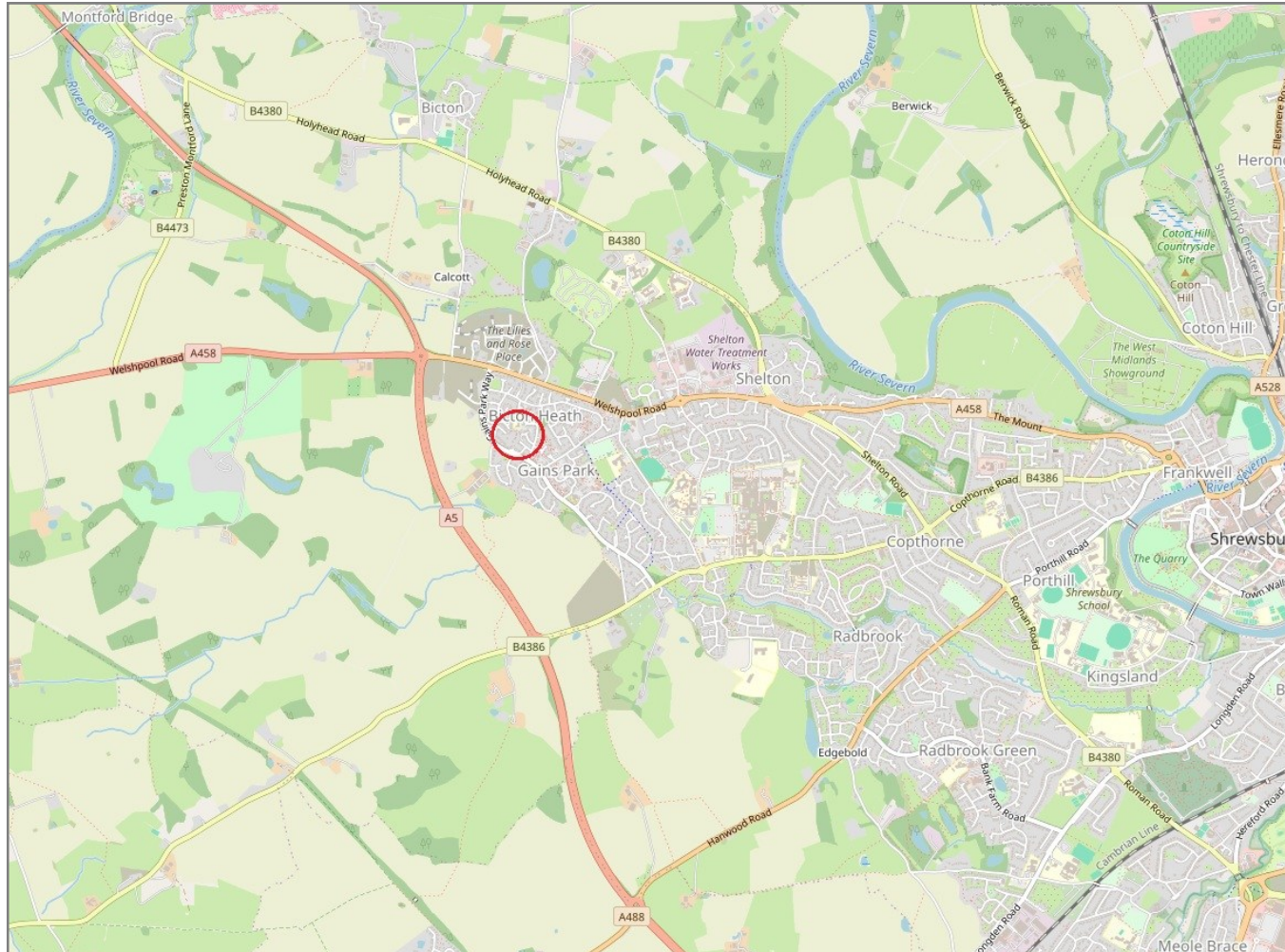
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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