

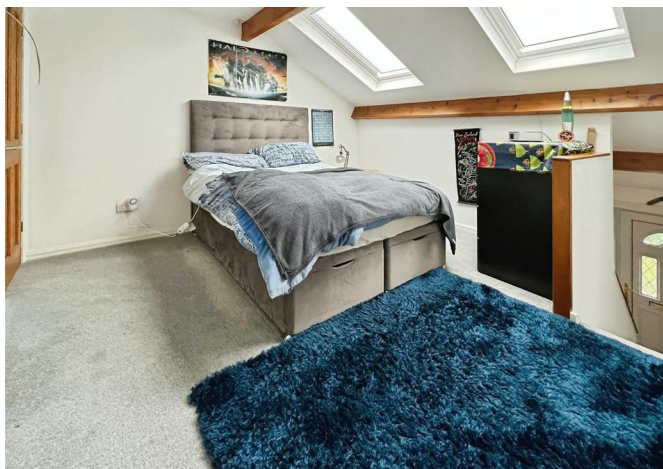


SAMUEL WOOD

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

Offers In The Region Of £140,000





Attention Investors, First Time Buyers and Downsizers - This stylish, upgraded one bedroom end of terrace home is situated in a popular Bicton Heath location, close to excellent local amenities, the Royal Shrewsbury Hospital, and convenient road and commuter links. The property has undergone a thoughtful reconfiguration and modernisation, creating a bright and versatile living space that combines style and practicality.



- Renovated End Of Terrace Home
- Reconfigured Ground Floor Layout
- Modern Fitted Kitchen & Shower Room
- Improved First Floor Design
- Updated Electrical Installation
- New Electric Heating System
- Renovated Courtyard Garden
- Allocated Off Road Parking
- Excellent Amenities & Road Links
- EPC Rating tbc

The ground floor has been cleverly reconfigured to create a more open and versatile living space, now offering a well-proportioned lounge, defined dining area and an upgraded kitchen finished to a modern standard.

To the first floor, the reworked layout continues with a mezzanine bedroom providing excellent use of space, alongside a recently refitted shower room. The improvements made upstairs enhance both practicality and comfort, making the property feel bright, contemporary and well balanced.

Externally, the home benefits from off-road parking and a private courtyard garden which has been fully renovated to create a low-maintenance outdoor space ideal for relaxing or entertaining.

### Services at the property

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 68 Mbps & Ultrafast 2300 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

### Tenure

We understand the tenure is Freehold.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Anti-Money Laundering

To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

### Agents note:

The client is a family member of a Samuel Wood employee.





# SAMUEL WOOD

floor plan  
image to  
follow

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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