



## 14 Greystone Court, Bicton Heath, Shrewsbury, Shropshire, SY3 5EW

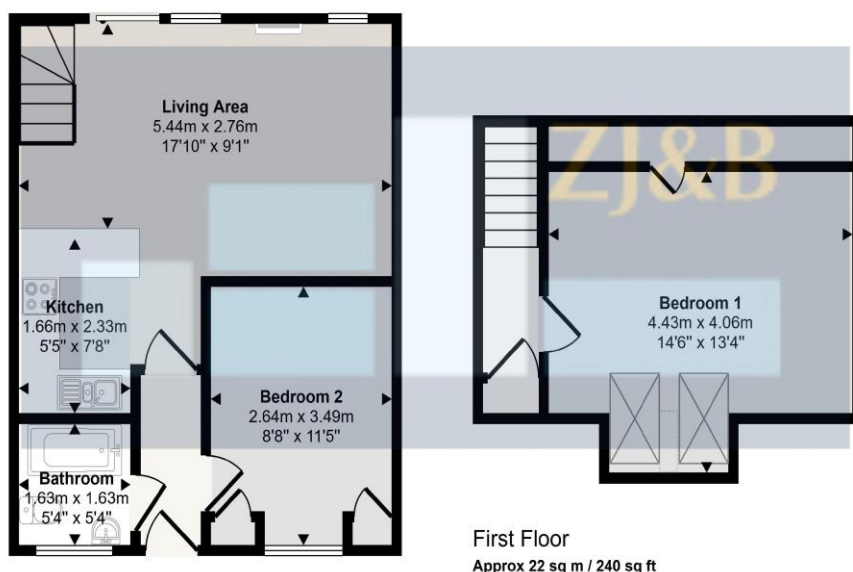
**Offers in the Region Of £159,000**

**A charming two-bedroom mid-terrace property, ideal for first-time buyers.**



A charming two-bedroom mid-terrace property, ideal for first-time buyers and investors alike. To the front, a slabbed patio area and steps lead up to the front door. Inside, the ground floor offers a versatile layout with a bedroom, a spacious open-plan kitchen and living area, and a modern shower room. Upstairs, a large double bedroom provides a peaceful retreat. At the rear, you'll find an easily maintained garden, perfect for relaxing or entertaining. Situated in Gains Park, the property benefits from a host of local amenities, including shops and cafés, and offers easy access to the Royal Shrewsbury Hospital. There is allocated parking. The property is offered for sale with no upward chain.

Approx Gross Internal Area  
60 sq m / 651 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft

First Floor  
Approx 22 sq m / 240 sq ft

Denotes head height below 1.5m

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)

14 Greystone Court Bicton Heath SHREWSBURY SY3 9EW	Energy rating <b>C</b>	Valid until: 18 August 2031
		Certificate number: 0101-2482-0522-2094-0893

Property type	Mid-terrace house
Total floor area	59 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).

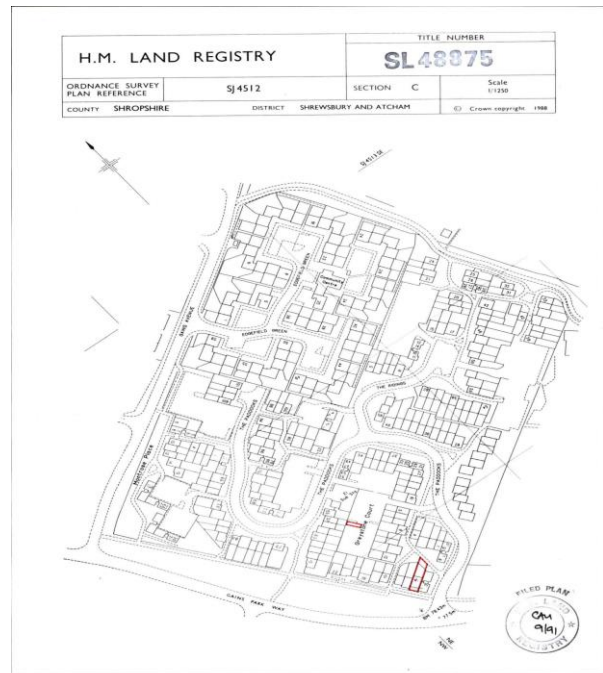
### Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

<https://find-energy-certificate.service.gov.uk/energy-certificates/0101-2482-0522-2094-0893>

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## Council Tax Band A

**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**