Zaza Johnson & Bath
Estate Agents

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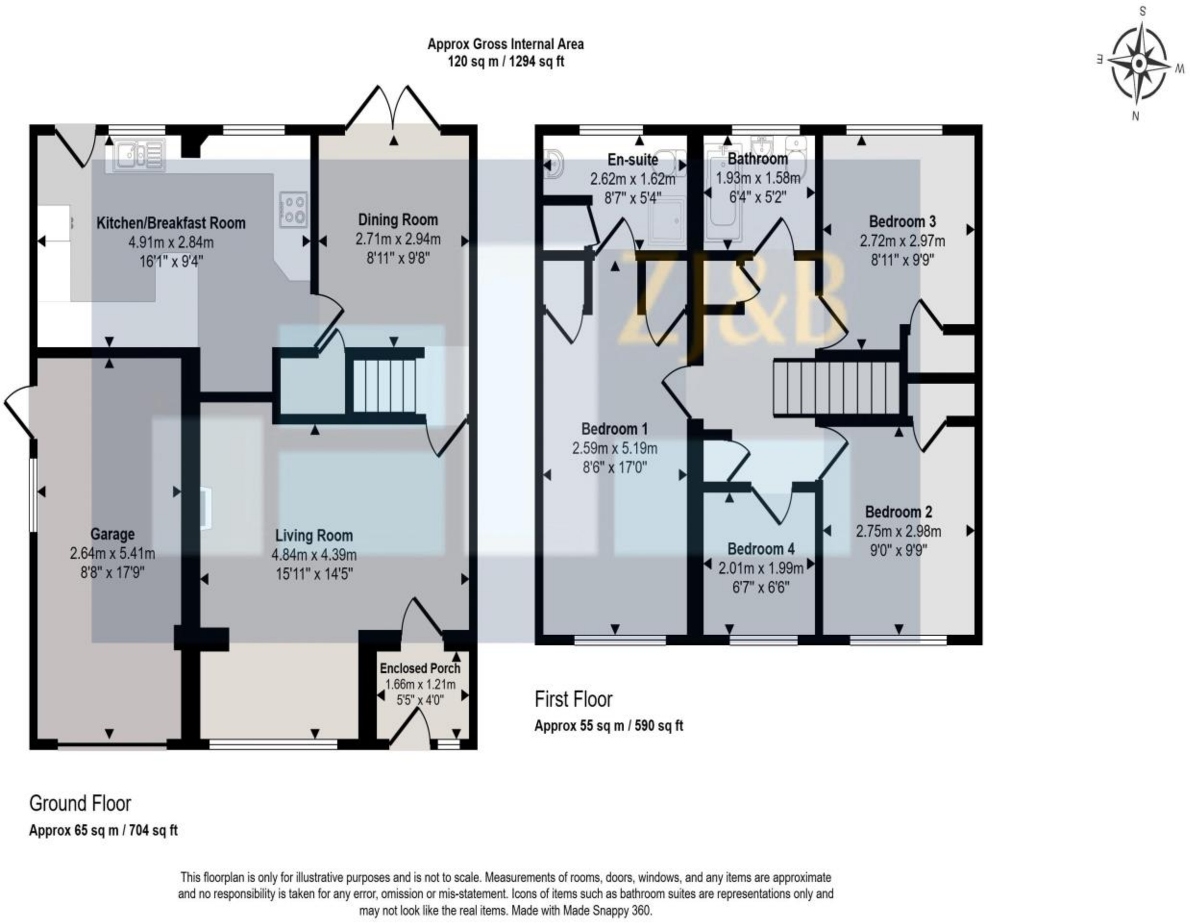
14 White Bank, Bicton Heath, Shrewsbury, Shropshire, SY3 5AY

£350,000

A fine four-bedroom detached house providing excellent family accommodation with private gardens.

Enjoying a fine cul-de-sac position, this fine four-bedroom detached house provides excellent family accommodation with private gardens, double glazing and gas central heating. The property is ideal for clients looking for a value for money substantial family home with room to put their mark on. The accommodation is entered through a good-sized enclosed porch. There is a door leading to a large extended living room overlooking the front garden, and an arched display recess. The dining room has double glazed French doors leading onto delightful gardens. The extended kitchen/breakfast room is fitted with a good range of units with wood effect laminated worktops, and there is an integrated electric oven and four-ring gas hob with filter hood over, there are two windows overlooking the garden and a door to the rear. On the first floor there is a generous landing with a cupboard and wardrobe to the fourth bedroom. The main bedroom has two built-in wardrobes and a modern en-suite shower room along with an airing cupboard housing the central heating boiler. Bedrooms two and three are both double rooms, one to the front and one to the rear, both with fitted wardrobes. The fourth bedroom is a single room with a window to the front, and the bathroom is fitted with a modern three-piece suite. Outside, there is a neat front garden, laid to lawn with ornamental shrubs and a wide driveway extending to the garage. To the rear of the property is an extensive garden which provide patios, lawns and well-established shrub and flower beds. The garden is enclosed by timber fencing, with gated access to the rear.

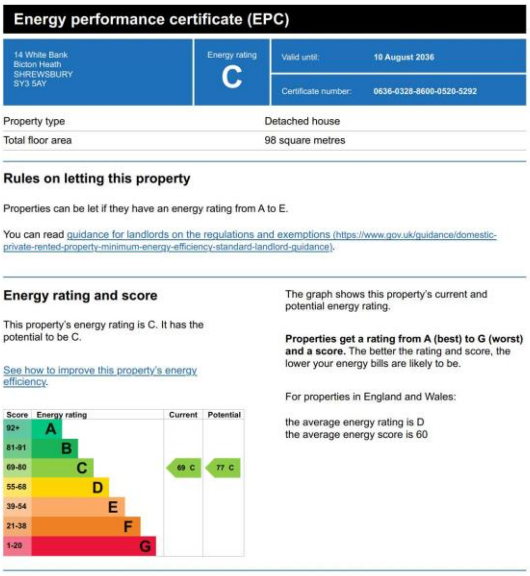


FLOOR PLANS FOR GUIDANCE ONL







Energy performance certificate (EPC)

14 White Bank
Bicton Heath
SHREWSBURY
SY3 5AY

Energy rating
C

Valid until: 10 August 2036

Certificate number: 0636-0328-8600-0520-5292

Property type	Detached house
Total floor area	98 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 C. It has the potential to be C.

See how to improve this property's energy efficiency.

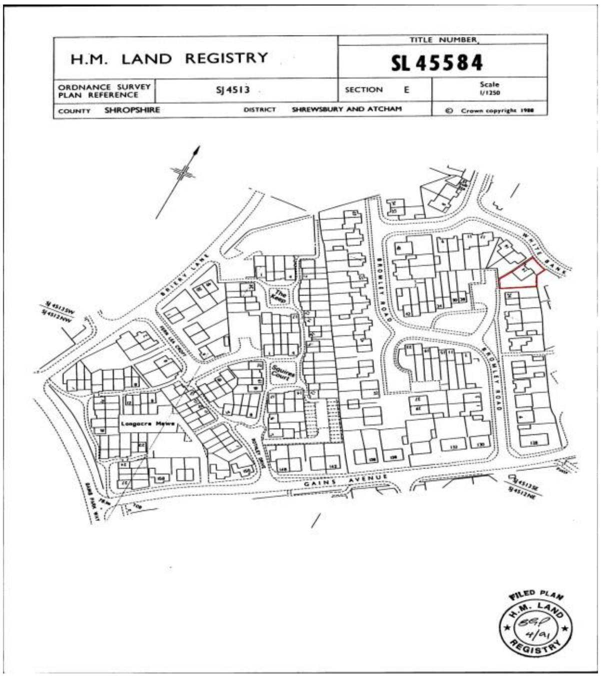
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band D

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