



11 The Orchard, Bicton Heath, Shrewsbury, SY3 5AW

Shrewsbury & Country House Sales

**MILLER
EVANS**

11 The Orchard, Bicton Heath, Shrewsbury, SY3 5AW

£159,000

Freehold

- Two-bedroom terraced home in a pleasant courtyard setting on the western fringe of Shrewsbury
- Entrance hall, living room, fitted kitchen, two bedrooms and bathroom
- Gas-fired central heating and double glazing
- Shallow forecourt to the front, enclosed rear garden with potential for attractive landscaping,
- Allocated parking in a communal car park
- Convenient location, in close proximity to excellent amenities



A well-positioned two-bedroom terraced house, occupying a pleasant courtyard setting on a convenient residential development on the western fringe of Shrewsbury, ideally placed for a range of local amenities and transport links.

The accommodation is arranged to provide an entrance hall leading into a comfortable living room, together with a kitchen. To the first floor there are two bedrooms and a bathroom. The property further benefits from gas-fired central heating and double glazing and allocated parking in the conveniently placed shared carpark.

Externally, the property is set back behind a shallow forecourt, while to the rear there is an enclosed garden offering scope for an attractive layout,

Overall, this is an ideal home for first-time buyers, downsizers, or investors,



ENTRANCE HALL

KITCHEN
8'6" x 6'6"

LIVING ROOM
13'10" x 12'10"

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
8'7" x 12'10"

BEDROOM 2
7'11" x 9'11"

BATHROOM

Panelled bath, with electric shower over, wash hand basin and wc

GARDEN & GROUNDS

Shallow forecourt to the front; enclosed garden to the rear.

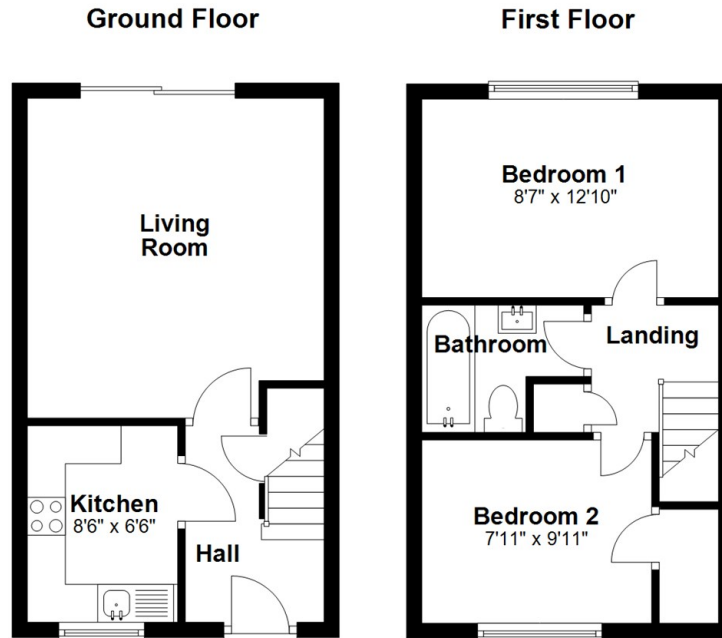
This property may be subject to additional management service charges.



HOW TO GET THERE

Depart from Shrewsbury on the A458 Welshpool Road. Turn left into Gains Park Way, left into Gains Avenue and after a further distance, turn right into The Orchard shared carpark which can be found just after the turning into Knowsley Drive.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	



Total area: approx. 581.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced. This property may be subject to additional management service charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

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

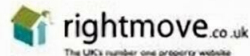
Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

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FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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