



## 9 The Orchard, Bicton Heath, Shrewsbury, Shropshire, SY3 5AW

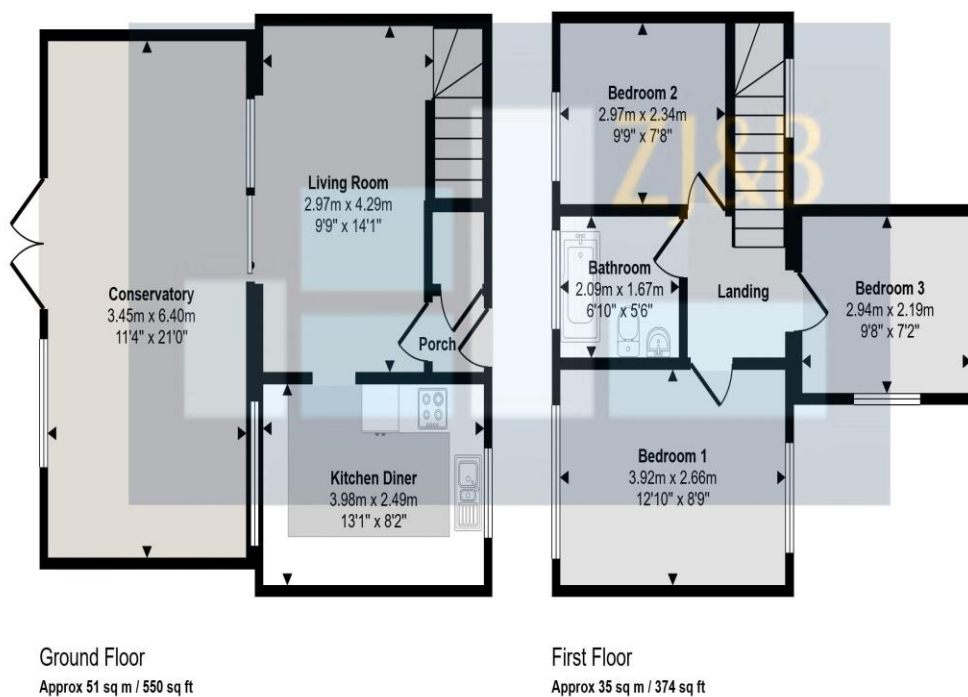
**Offers in the Region Of £200,000**

**A beautifully updated three-bedroom terrace home.**



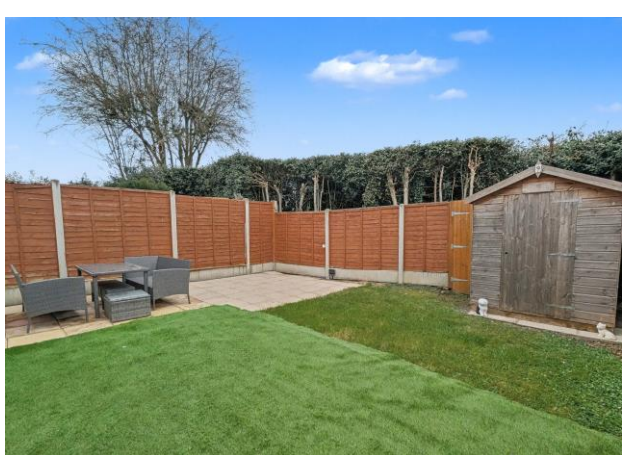
A beautifully updated three-bedroom terrace home, nestled in a sought-after location in Shrewsbury. The current vendors have enhanced the property with a stylish, upgraded kitchen featuring a breakfast bar, ideal for casual dining. The spacious layout includes a large conservatory spanning the back of the home, providing a versatile additional reception space. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom. Outside, the property benefits from a private rear garden, complete with an outdoor electrical supply, perfect for garden projects. Additional convenience is offered by allocated parking in a communal car park. What's more, the property is offered with no upward chain, making for a smooth and timely purchase. All of this is within easy reach of local amenities and the Royal Shrewsbury Hospital.

Approx Gross Internal Area  
86 sq m / 924 sq ft



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



Energy performance certificate (EPC)																																			
9 The Orchard Redon Heath SHREWSBURY SY3 5AW	Energy rating	Valid until:	27 March 2038																																
	<b>C</b>	Certificate number:	9090-2632-0222-3624-3763																																
Property type	Mid-terrace house																																		
Total floor area	82 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																			
<b>Energy rating and score</b>																																			
The graph shows this property's current and potential energy rating.																																			
This property's energy rating is C. It has the potential to be C.																																			
Properties get a rating from <b>A (best)</b> to <b>G (worst)</b> 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																																			
See how to <a href="#">improve this property's energy efficiency</a> .																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>78 C</td> <td>88 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	78 C	88 C	55-68	D			39-54	E			21-38	F			1-20	G					
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## Council Tax Band B

**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**

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