ZJ&B

Zaza Johnson & Bath
Estate Agents

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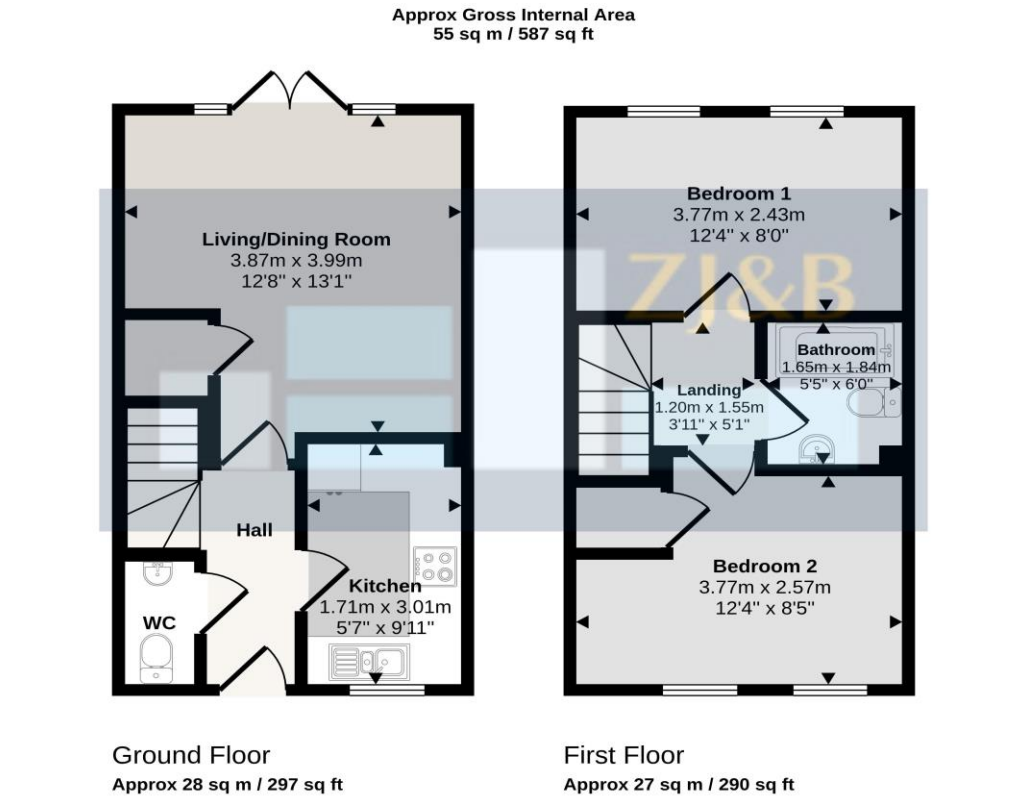
44 Newitt Road, Bicton Heath, Shrewsbury , Shropshire, SY3 5FJ

£220,000

A well designed 2-bedroom terraced house, built in 2024, offering attractive accommodation throughout which would appeal to a variety of purchasers.

This really well designed, 2-bedroom terraced house, built in 2024, offers attractive accommodation within the popular Bicton Heath area of Shrewsbury, to the west of the town, where a range of shops, pub, primary school, park and ride and bypass will be found. We can see the property suiting the lifestyle of a variety of buyers. A Georgian style entrance door with canopy leads to the entrance hall with a smart cloakroom/WC. The living room is located to the rear of the property with French doors opening onto the rear garden. The living room provides enough space to incorporate a dining table and there is also a large under stairs storage cupboard. The kitchen is located to the right of the hall is well fitted with a range of units, worktops and integrated appliances; including fridge/freezer, dishwasher, washer/dryer, oven, hob and filter hood. Moving upstairs, the landing provides access to two double bedrooms one to the front and one to the rear, and the internal accommodation is completed with a modern family bathroom. On the outside, there are 2 allocated parking spaces, and the rear garden is enclosed by fencing and provides a paved patio, lawns and a wide paved pathway to the side. We understand that there is a site fee of £109.20 per annum.



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

44
NEWITT
ROAD

Energy performance certificate (EPC)

44 Newitt Road Bicton Heath SHREWSBURY SY3 5FJ	Energy rating **B**	Valid until:	**1 August 2034**
		Certificate number:	**0029-3040-6308-0604-6204**

Property type	Mid-terrace house
Total floor area	57 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 B. It has the potential to be A.

See how to improve this property's energy efficiency.

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**

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