



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

2 bedroom terraced house — £245,000 Freehold

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sales@cgpooks.co.uk

Coopergreenpooks.co.uk

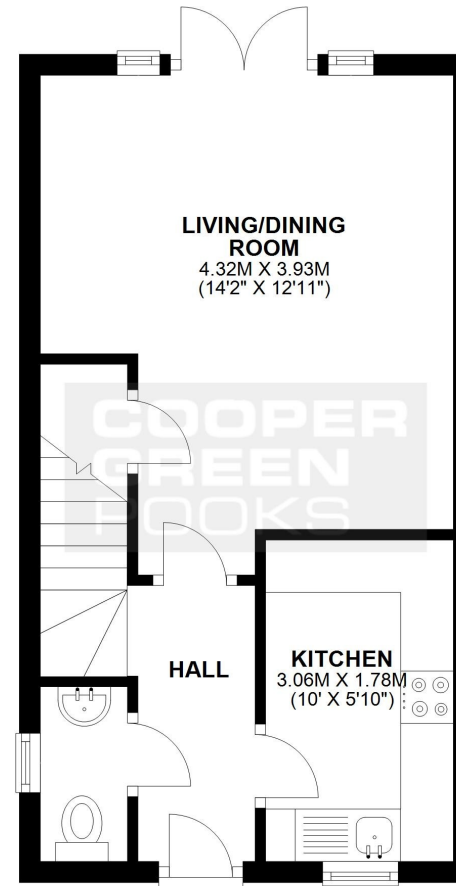
Quietly situated within a popular modern development, this two bedroom terraced house has been upgraded from standard to provide well-designed accommodation, with a private rear garden and driveway parking for two cars.

KEY FEATURES

- Entrance hall with cloakroom/WC and staircase to landing
- Fitted kitchen, complete with a range of units and integrated appliances
- Open plan living/dining room with useful under stairs storage and glazed double doors onto the garden
- On the first floor are two double bedrooms and a separate well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with a paved terrace, timber garden store, and gated access to the rear and side
- Driveway parking for two cars to the front
- Quietly situated within a popular modern development, still covered by the new build warranty, and upgraded from standard
- Located a few minutes' walk from the Bicton Heath shopping complex, Oxon Primary school and a very good pub/restaurant. The bypass is just a few minutes' drive from the property, as is the Royal Shrewsbury Hospital, and the town centre is less than 10 minutes

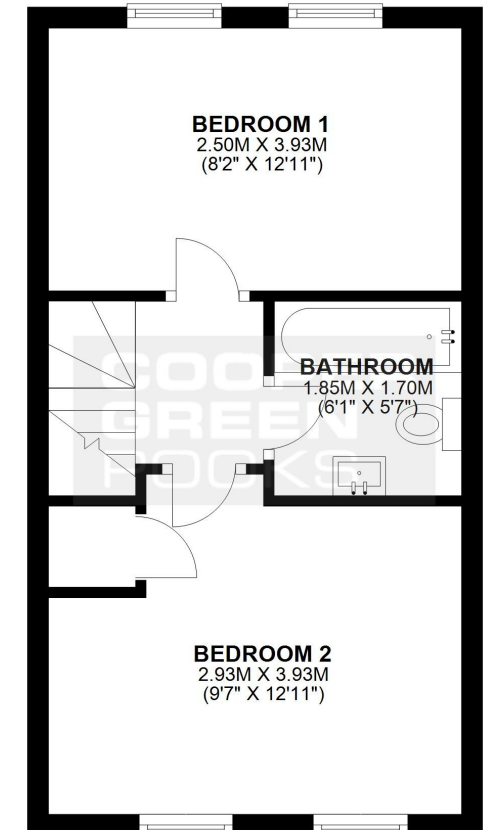
GROUND FLOOR

APPROX. 29.3 SQ. METRES (315.6 SQ. FEET)



FIRST FLOOR

APPROX. 29.5 SQ. METRES (317.2 SQ. FEET)



TOTAL AREA: APPROX. 58.8 SQ. METRES (632.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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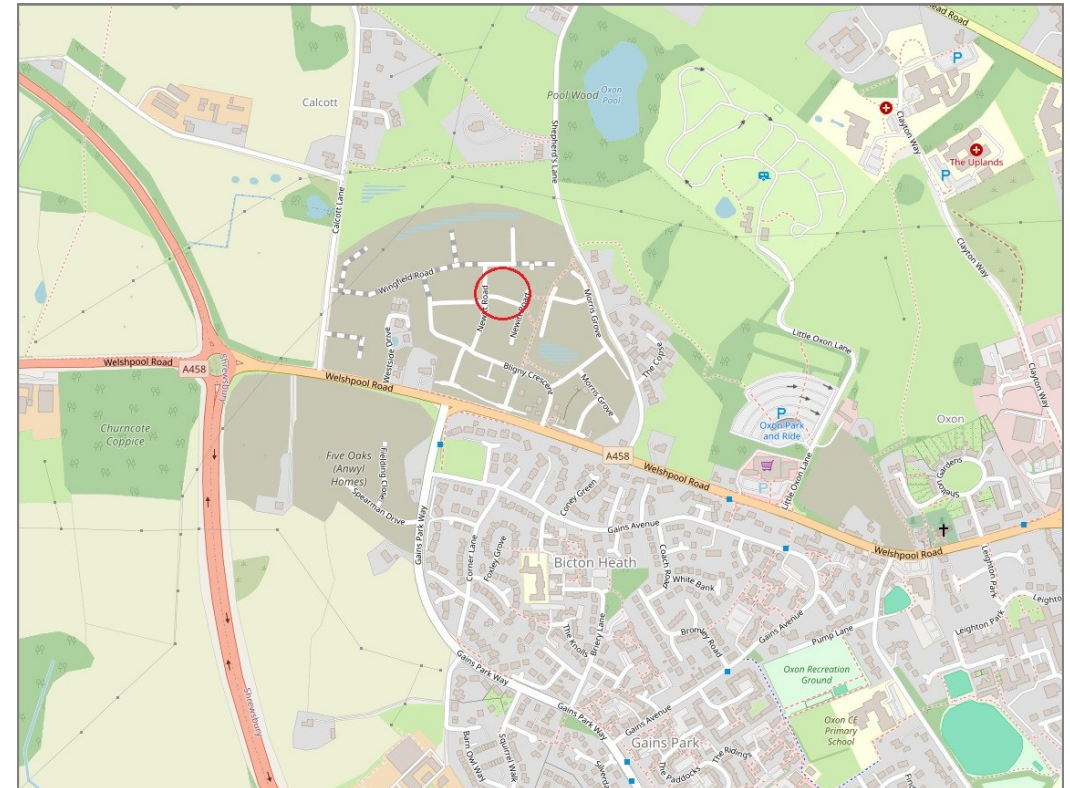
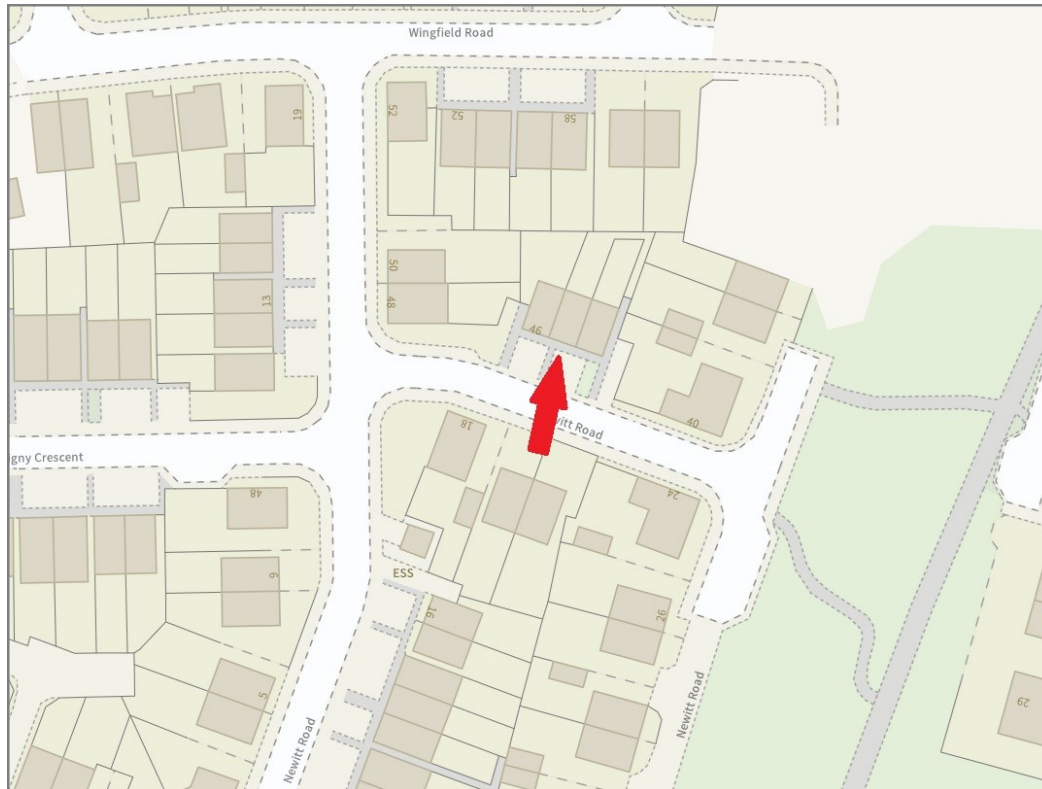
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

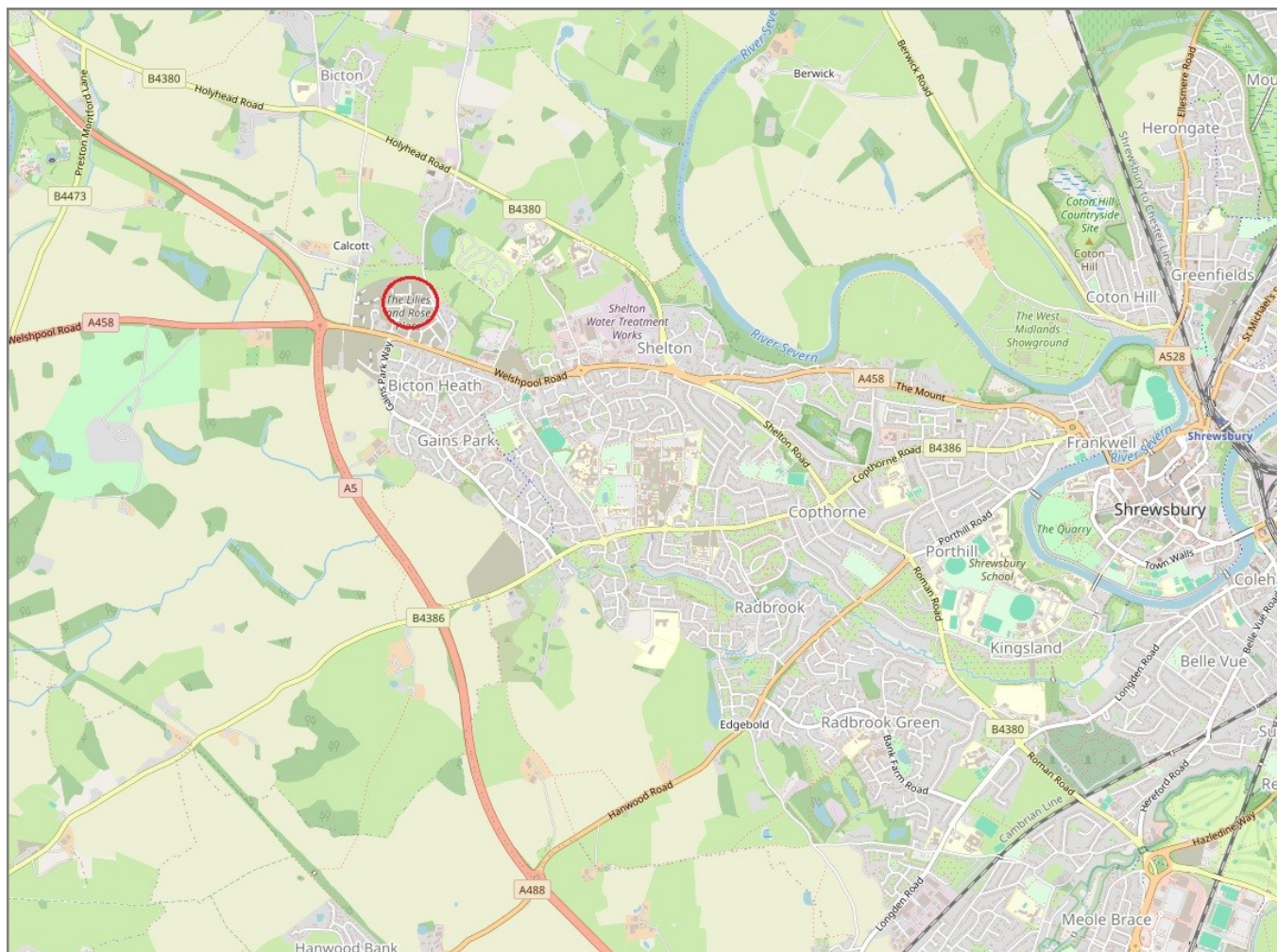
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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