



**Zaza Johnson & Bath**  
Estate Agents

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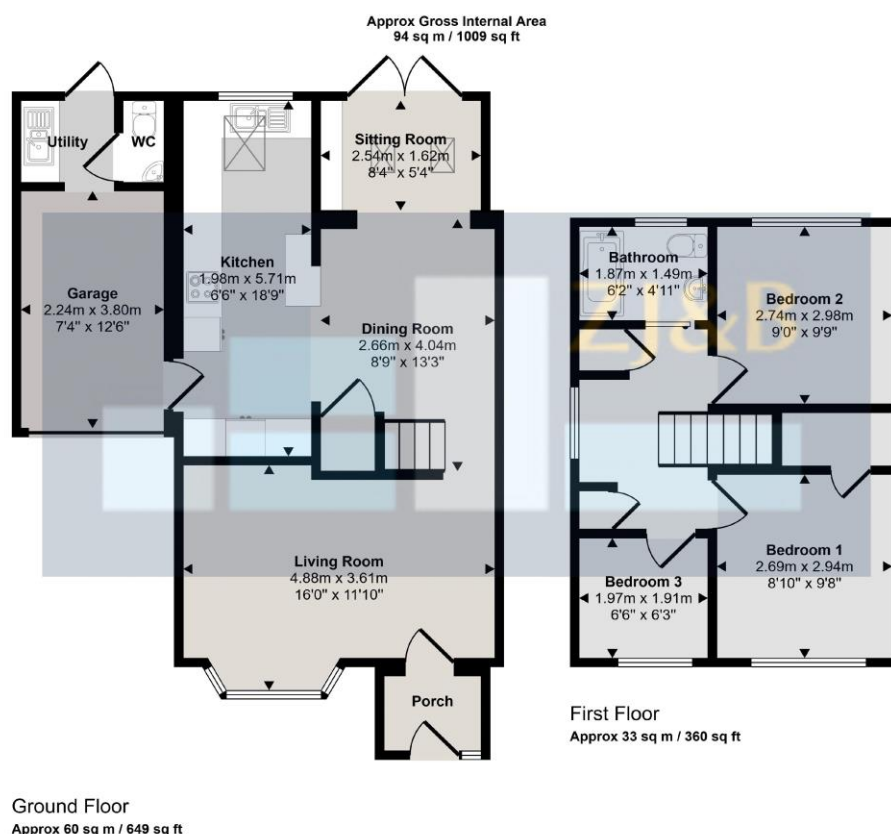
**18 West Edge, Bicton Heath, Shrewsbury,  
Shropshire, SY3 5EZ**

**Offers in the Region Of £295,000**

**An upgraded 3-bedroom semi-detached home with a generous, extended  
newly fitted kitchen and private enclosed rear garden.**



An immaculately presented and extended three-bedroom semi-detached home, situated in the sought-after residential area of Bicton Heath. Upgraded throughout, the property offers stylish modern accommodation with oak internal doors, oak detailing to the staircase, and attractive herringbone flooring. The accommodation begins with an entrance porch leading into the living room. A particular highlight is the generous extended kitchen and dining space, which opens into a further sitting area to the rear, creating an excellent setting for everyday family life and entertaining. The newly fitted kitchen incorporates integrated appliances, while double doors from the rear sitting area open onto the garden. A utility area, downstairs WC, and garage provide useful practical space. To the first floor are three bedrooms, comprising two doubles and a single, together with a beautifully presented modern fitted bathroom. Outside, the property benefits from a driveway and a generous lawned garden to the front. To the rear is a good-sized private garden, providing an inviting space for relaxing, entertaining, and family use. Bicton Heath is a popular residential location on the western side of Shrewsbury, with convenient access to local shopping including the Co-op, Oxon Park and Ride for easy journeys into the town center, the Royal Shrewsbury Hospital, and the A5 for wider links. Viewing is highly recommended to appreciate the quality and space this home offers.



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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------|-----------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|------|------|-------|---|--|--|-------|---|--|--|------|---|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 18 West Edge<br>Ridgion Heath<br>SHREWSBURY<br>SY3 5EZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Energy rating<br><b>D</b> | Valid until: 9 February 2033<br>Certificate number: 7300-0912-0622-0206-3273 |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| Property type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           | Semi-detached 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| This property's energy rating is D. It has the potential to be B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 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></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>67 D</td> <td>82 B</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 |  |  | 55-68 | D | 67 D | 82 B | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  | <p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:<br/>the average energy rating is D<br/>the average energy score is 60</p> |  |
| Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Energy rating             | Current                                                                      | Potential |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 92+                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A                         |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 81-91                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | B                         |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 69-80                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C                         |                                                                              |           |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 55-68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | D                         | 67 D                                                                         | 82 B      |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |                                                                                                                                                                                                                                                                                                                                                            |  |
| 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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