



## 5 Shelton Gardens, Bicton Heath, Shrewsbury, Shropshire, SY3 5AG

### Offers in the Region Of £299,995

Sitting in a private spacious position is this three bedroom semi detached home which is located in the popular area of Bicton Heath. With many local amenities nearby and catchment for good schools this property has much to offer. Accommodation comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Downstairs Bathroom, 3 double bedrooms, En-Suite shower room, Large private rear garden, double garage, Driveway.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

uPVC double glazed entrance door.

#### Entrance Hall

Double glazed window to the side, radiator, wood effect vinyl flooring, staircase to First Floor Landing.

#### Living Room 13' 9" x 11' 1" (4.19m x 3.38m)

Carpeted, 2 radiators, double glazed window to the front, double doors to Conservatory, fireplace with surround and gas fire inset.

#### Dining Room 9' 6" x 11' 6" (2.89m x 3.50m)

Carpeted, radiator, dual aspect double glazed windows to the front and side.

#### Kitchen 11' 11" x 7' 9" (3.63m x 2.36m)

Tile effect vinyl flooring, fitted with range of white gloss units, integrated double oven, 4 ring electric hob with extractor above, 1 1/2 bowl sink unit, breakfast bar, radiator, double glazed window overlooking rear garden, uPVC double glazed door to Lean-to.

#### Lean-to 13' 9" x 3' 11" (4.19m x 1.19m)

Cupboards and work top, space for washing machine and tumble dryer, single glazed window to the side, uPVC door to rear garden.

#### Ground Floor Bathroom 5' 10" x 6' 1" (1.78m x 1.85m)

Fully tiled walls and flooring, fitted with 3 piece suite including twin bowl vanity unit, bath with electric shower above, WC, under stairs storage cupboard, towel radiator, extractor fan, frosted double glazed window to the rear.

#### First Floor Landing 12' 1" x 5' 7" (3.68m x 1.70m)

Access to loft space, radiator, double glazed windows to front and rear.

#### Bedroom 1 10' 6" x 8' 5" (3.20m x 2.56m)

Carpeted, radiator, double glazed window overlooking rear garden, original cast iron fireplace, built in double wardrobe and built in airing cupboard housing hot water cylinder.

#### Bedroom 2 9' 4" x 9' 9" (2.84m x 2.97m)

Carpeted, built in double wardrobe with sliding doors, original cast iron fireplace, radiator, double glazed window to the rear.

#### En Suite Shower Room 4' 6" x 6' 8" (1.37m x 2.03m)

Vinyl flooring, corner shower unit with electric shower, wash basin, WC, double glazed window to the front.

#### Bedroom 3 9' 7" x 11' 8" (2.92m x 3.55m)

Carpeted, double glazed window to the front, useful built in storage cupboard, original cast iron fireplace.

#### Rear Garden

The garden is mainly gravelled with paved patio, paved pathway to greenhouse and Vegetable Garden, further seating area to the side of the property. Double Garage. The garden is enclosed by hedging and fencing to the rear. A secure gateway provides access to ample parking.

#### Outside - Front

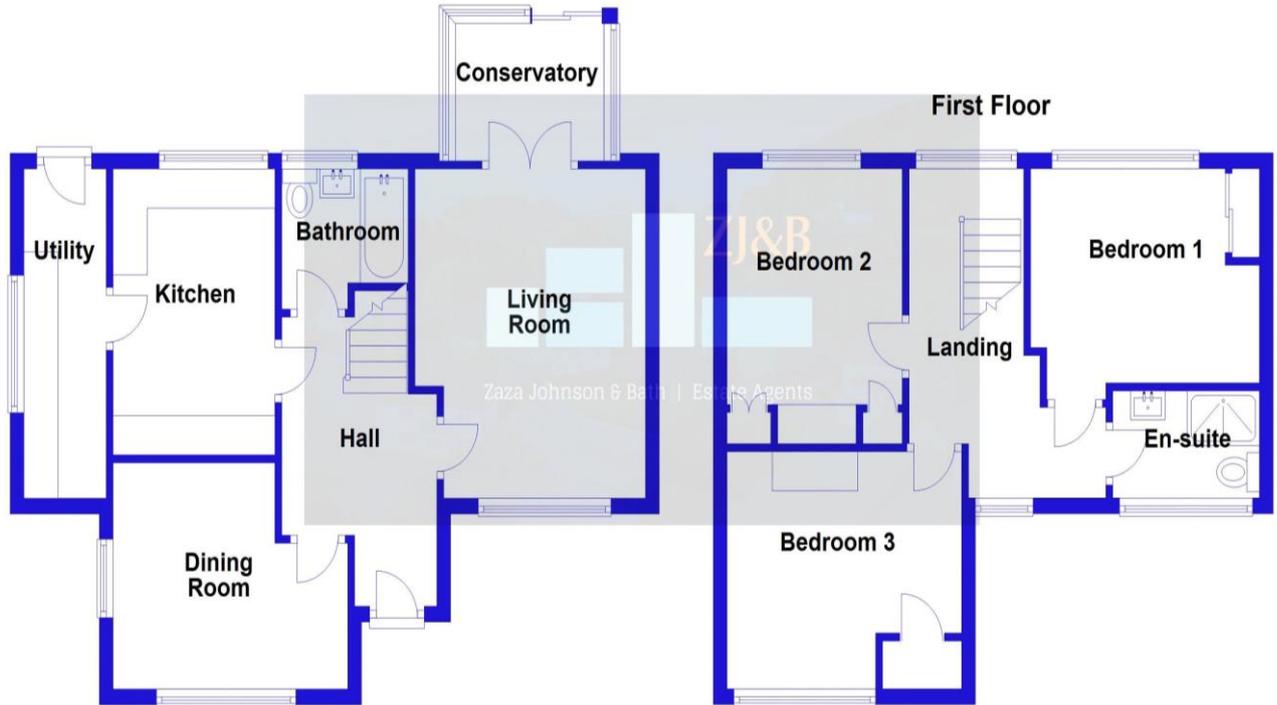
The property is approached over a paved pathway with gravel beds and enclosed by fencing.

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.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



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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## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
5 Shelton Gardens Bicton Heath SHREWSBURY SY3 5AG	Energy rating <b>C</b>	Valid until: 16 October 2033 Certificate number: 9380-2446-4300-2297-7145																																
Property type	Semi-detached house																																	
Total floor area	107 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 current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		<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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>82+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-81</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>71</td> <td>83</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	82+	A			81-81	B			69-80	C	71	83	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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### **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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**