





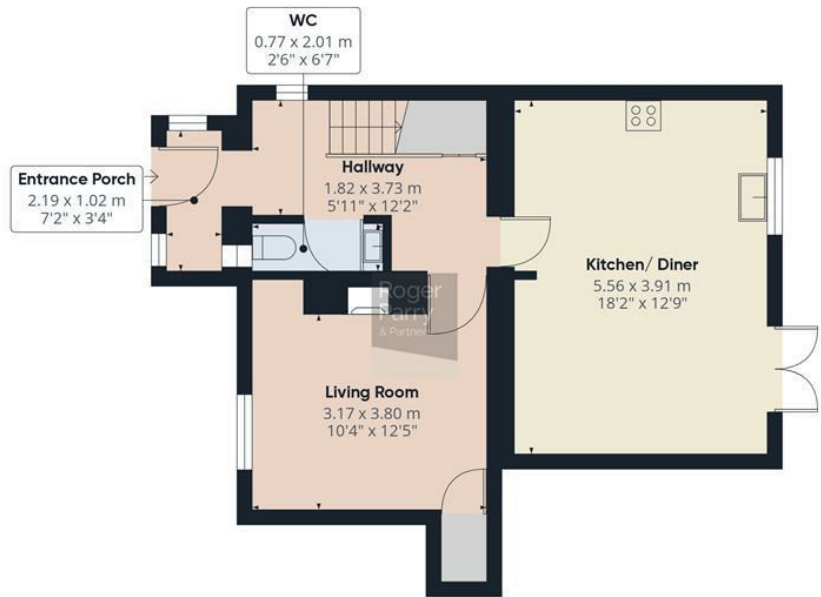
1 Tythe Cottages, Welshpool Road, Bicton Heath, Shrewsbury, SY3 5BH  
Offers In The Region Of £349,000

A charming three bed semi detached cottage located in the popular residential area of Bicton Heath. The present owner has extended and renovated the property over time to create a modern home mixed with character. Located on the western side of Shrewsbury and is well placed within easy reach of a range of amenities which include popular schools in both the public and private sector, The Royal Shrewsbury Hospital, Shrewsbury town centre and the by-pass link road with connections via the A5 and also the M54.

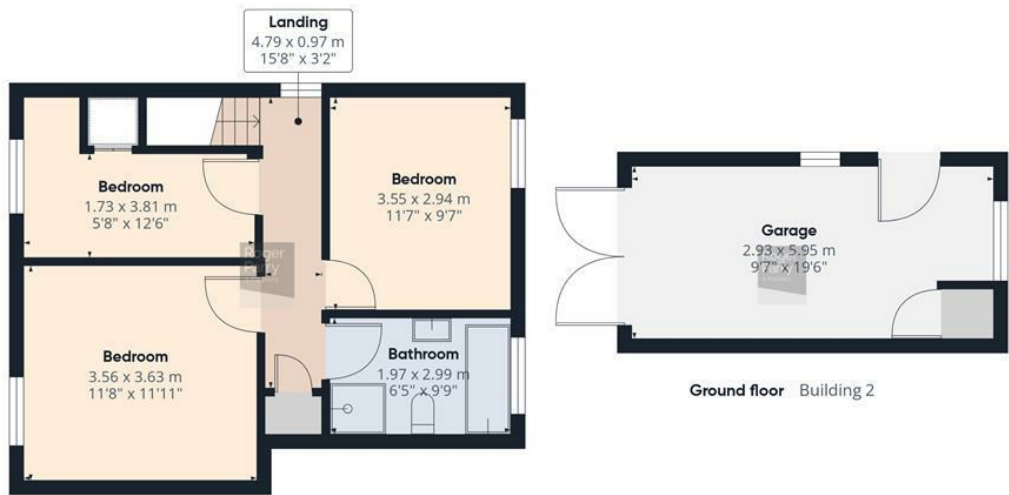




Floor Plan  
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
108.3 m<sup>2</sup>  
1166 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

A charming three bed semi detached cottage located in the popular residential area of Bicton Heath. The present owner has extended and renovated the property over time to create a modern home mixed with character.

The property comprises of entrance porch, entrance hall, downstairs w/c, lounge with feature fireplace and a modern open plan kitchen/ diner which is great for entertaining. Upstairs there are three bedrooms along with a family bathroom. The property also benefits from a good sized garage with power and lighting, along with a driveway providing parking for two vehicles. The property benefits from gas fired central heating and recently replaced fitted uPVC windows.

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**Entrance Porch**

7'2 x 3'4 (2.18m x 1.02m)

With feature front door, side circular window, space for coats and shoes.

**Hallway**

12'2 x 5'11 (3.71m x 1.80m)

With feature ceiling beams, useful understairs storage cupboard.

Door leads to:

**Downstairs WC**

6'7 x 2'6 (2.01m x 0.76m)

With w/c and wash basin with decorative tile surround.

**Living Room**

12'5 x 10'4 (3.78m x 3.15m)

With feature ceiling beams and fireplace, window overlooking front gardens.

**Kitchen/ Diner**

18'2 x 12'9 (5.54m x 3.89m)

Fitted kitchen featuring a range of contemporary units with integrated appliances, finished with quartz worktops. The kitchen includes an AEG electric induction hob with extractor above, a Zanussi oven and grill, and a Belfast-style feature sink. Integrated washing machine, dishwasher, and fridge/freezer, along with a cupboard housing the Worcester gas fired boiler. French doors provide access to the rear garden.

**Bedroom**

11'11 x 11'8 (3.63m x 3.56m)

With window to the front.

**Bedroom**

11'7 x 9'7 (3.53m x 2.92m)

With window to the rear.

**Bedroom**

12'6 x 5'8 (3.81m x 1.73m)

With window to the front. Useful built in wardrobe.

**Bathroom**

9'9 x 6'5 (2.97m x 1.96m)

A contemporary white suite comprising a bath, WC and wash hand basin, along with a separate shower cubicle with overhead shower. The bathroom also benefits from a heated towel rail and extractor fan.

**Garage**

19'6 x 9'7 (5.94m x 2.92m)

With power and lighting and attic space above.

**Outside**

The front gardens are laid to lawns with established hedging and shrubs.

From the kitchen/diner, French doors provide access to the patio at the rear.

**Agents Notes**

Please note the property is owned by a relative of an employee of Roger Parry and Partners.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 25 Mbps & Superfast 2000 Mbps. Mobile Service: Good indoor and outdoor. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

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### COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

### REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**Directions:**

What3Words: ///quibble.apply.finalists

**Viewing arrangements**

Viewing of the property is strictly by appointment only through:

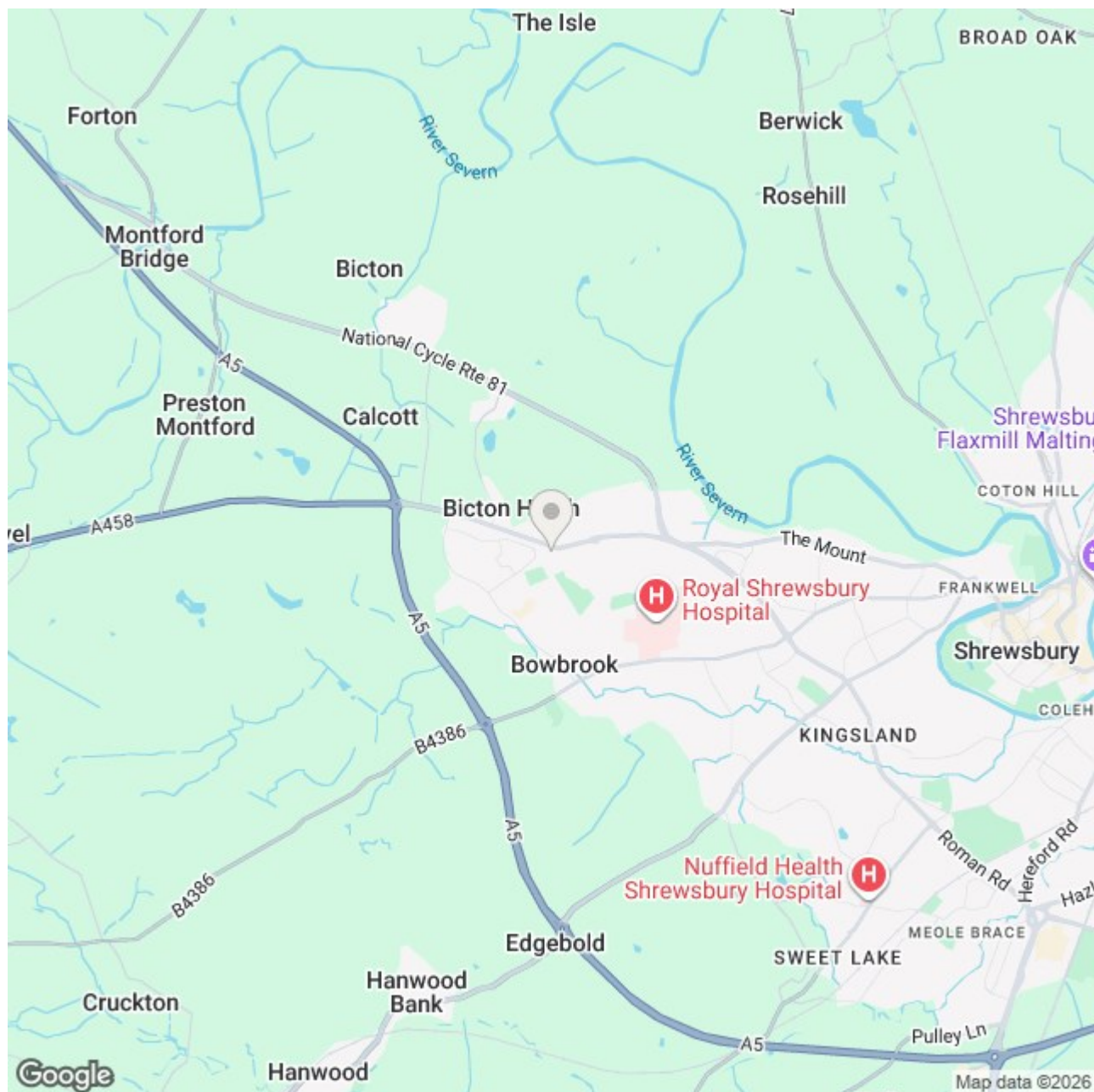
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.