

Roger Parry & Partners

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





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Offers In The Region Of £225,000

A modern two bedroom semi-detached home situated within a popular development and still benefiting from the remainder of its new build warranty. The property has been upgraded and improved beyond the standard specification and briefly comprises an entrance hallway, a modern fitted kitchen with integrated appliances, a downstairs WC, living/dining room with French doors opening onto the rear garden. To the first floor are two generously sized double bedrooms and a contemporary family bathroom. Externally, the property benefits from driveway parking for two vehicles, side pedestrian access, and an enclosed rear garden.













Situated within a popular modern development, the property is just a short walk from the Bicton Heath shopping complex, Oxon Primary School, and a well-regarded pub/restaurant. The bypass is only a few minutes' drive away, while Shrewsbury town centre can be reached in under 10 minutes.

Hallway
With wood effect flooring.

Kitchen
The kitchen is fitted with a range of modern wall and base units complemented by fitted work surfaces, under-cabinet lighting, and a stainless steel sink with mixer tap. Integrated appliances include a dishwasher, fridge/freezer, washing machine, and an oven with an ceramic hob and extractor hood above.

Downstairs WC
With half panelling to walls, wood effect flooring, wash hand basin and low level flush wc.

Living/ Dining Room
With fitted carpet, useful understairs storage cupboard and French patio doors leading out to the rear garden.

Stairs rise to the first floor landing.

Bedroom
With fitted carpet.

Bedroom
With fitted carpet and useful storage cupboard.

Family Bathroom
Fitted with a modern white suite comprising a panelled bath with shower attachment and glazed side screen, low-level flush WC, and a wash hand basin. Additional features include a heated towel rail, extractor fan, tiled effect flooring, and complementary wall tiling to the bath area.

Outside
The property is approached via a tarmacadam driveway providing off-road parking for two vehicles and benefits from side pedestrian access. There is an outdoor tap to the front of the property. To the rear, the enclosed garden is mainly laid to lawn with a paved patio area and benefits from a second outdoor tap. The property also has an external security system, including a security light overlooking the rear garden.

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 12 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.
Please note the property is subject to a management charge of £100 per annum.

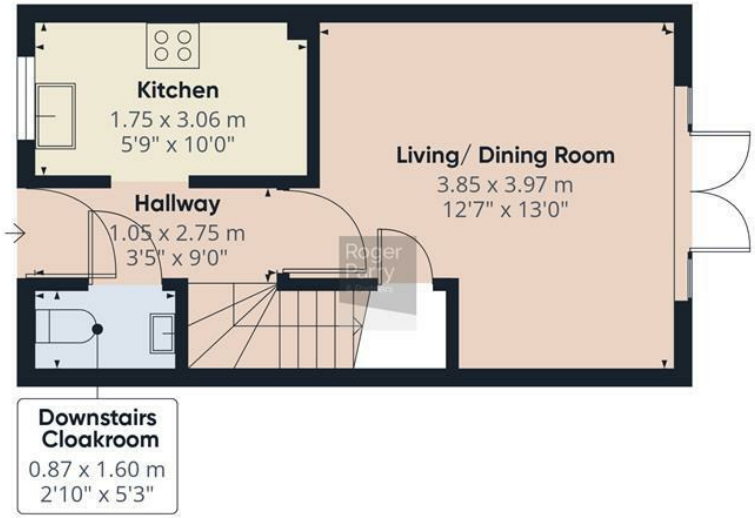
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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.

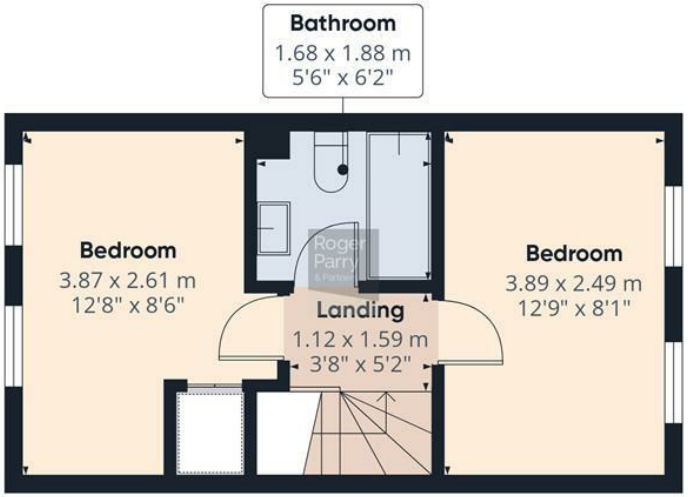
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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.

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



Ground floor





Floor 1

Approximate total area(1)

51.5 m²

554 ft²

(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.

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General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: B
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.

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 t o 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 s hould 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 b een 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.