



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 The Ridings, Bicton Heath, Shrewsbury, SY3 5ES**

**Offers in the Region of  
£155,000**

To view this property please call us on **01743 236 800** Ref: T8115/WM/lrd

# A neatly kept, one bedroom, terraced property with dedicated parking.

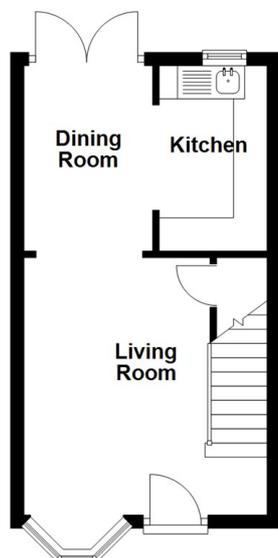
This one bedroom property, provides well planned accommodation throughout, briefly comprising living room, dining room, kitchen, balcony bedroom and en-suite bathroom. Neatly kept rear garden. The property also benefits from gas fired central heating and one dedicated parking space.

The property occupies a favourable position on this established residential development on the western fringe of Shrewsbury, close to local amenities including shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass and M54 motorway link to the West Midlands.



## FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 451.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### LIVING ROOM

12'8" x 11'11" (3.87m x 3.63m)

Bay window to the front

Fireplace with electric fire

Under stairs storage cupboard

Free flowing access to:

### DINING ROOM

9'2" x 6'4" (2.79m x 1.92m)

French doors opening onto the rear patio area

Access to:

### KITCHEN

9'2" x 5'3" (2.79m x 1.61m)

Window to the rear

Fitted with a range of matching wall and base units

From the living room, STAIRCASE rises to the FIRST FLOOR

### BALCONY BEDROOM

13'8" x 11'11" (4.16m x 3.63m)

Windows to the side and rear

Storage cupboards

### EN-SUITE BATHROOM

Window to the rear

Panelled bath with shower over

Wash hand basin and low flush wc

## OUTSIDE THE PROPERTY

To the front, the property is approached over a neatly kept forecourt with floral borders.

To the rear, there is a patio area with a wooden pergola, perfect for outside entertaining, a variety of floral and shrubbery borders and rear access to the dedicated parking space.



## HOW TO FIND THIS PROPERTY

Proceed out of Shrewsbury over the Welsh Bridge and along Copthorne Road. Continue along Copthorne Road until reaching the Mytton Oak roundabout - continue onto Mytton Oak Road. After some distance, turn right onto Gains Park Way. Follow Gains Park Way for some distance, before turning right onto The Paddocks. Follow the road around to the right where the property will be found on the pathway on the right hand side, immediately to the left.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: A

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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