

# 51 The Furlongs Bicton Heath Shrewsbury SY3 5FU



1 Bedroom Apartment  
Offers In The Region Of £180,000

## The features

- FABULOUS GROUND FLOOR APARTMENT
- ENVIABLE COURTYARD LOCATION
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- ATTRACTIVELY FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- ALLOCATED PERSONAL AND VISITOR PARKING
- ENJOYING ITS OWN PERSONAL GARDEN
- SHORT STROLL FROM THE ROYAL SHREWSBURY HOSPITAL
- LOVELY LOUNGE WITH FRENCH DOORS TO GARDEN
- DOUBLE BEDROOM AND BATHROOM
- EPC RATING D



**\*\*\* GROUND FLOOR APARTMENT - OWN PERSONAL GARDEN \*\*\***

An excellent opportunity to purchase the impressive ground floor Apartment which benefits from its own personal, easily maintained garden and allocated parking - a perfect first home, lock up and go or those looking to retire and enjoy a maintenance free lifestyle

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, lovely Lounge with French doors leading to the garden, attractively fitted Kitchen/Dining Room, generous Double Bedroom and Bathroom.

The property has the benefit of a personal garden and allocated parking space along with there being ample visitor parking spaces around.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. Being a short stroll to the Royal Shrewsbury Hospital and a host of local amenities including restaurant/public house, church, doctors, school, supermarket, lovely walks and a regular bus service to the Town Centre.

### SECURE COMMUNAL ENTRANCE HALL

with entry phone system and door opening to

### PERSONAL RECEPTION HALL

An inviting Reception area featuring wooden effect flooring, Airing Cupboard, wall mounted heater.

### LOUNGE

14'0" x 9'1" (4.27 x 2.79)

A lovely room having double opening French doors leading onto your own personal courtyard style garden, media point, wall mounted heater and picture rail

### KITCHEN/DINING ROOM

14'0" x 10'5" (4.27m x 3.18m)

Attractively fitted with contemporary range of white high gloss units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washing machine with fascia panel. Inset 4 ring hob with extractor hood over and double oven and grill beneath and recess for fridge/freezer. Complementary wall units, window to the front, wall mounted heater.

### BEDROOM

13'1" x 9'10" (3.99 x 3)

A generous double room with window to the rear, fitted wardrobes with mirror fronted sliding doors, media point, wall mounted heater.

### BATHROOM

Fitted with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, subject to a 199 year, to which there are 189 years remaining. The annual Ground Rent payable as at 2026 is £150 per annum and the Service Charge of approximately £1,300 Per annum. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, drainage and electricity are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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