

SAMUEL WOOD

47 The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FU

Asking Price £150,000



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- Attractive Historic Converted Development
- Spacious Open-Plan Living Accommodation
- Built-In Mirrored Bedroom Wardrobes
- Allocated Parking and Visitor Parking
- Excellent Access to Hospital and Motorways
- Second Floor One Double Bedroom Apartment
- Modern Fitted Kitchen with Appliances
- Contemporary Bathroom with Heated Towel Rail
- Communal Gardens and Storage Facilities
- Electric Heating - EPC Rating D

Situated within an attractive and characterful historic development, originally converted by the reputable Shropshire Homes, this appealing one-bedroom second floor apartment offers a lovely combination of period surroundings and modern convenience. Ideally positioned for access to the Royal Shrewsbury Hospital, local amenities and the wider motorway network, the property is particularly well suited to first-time buyers, professionals or investors alike. The well-presented accommodation benefits from a bright open-plan kitchen and living area, a comfortable double bedroom with built-in mirrored wardrobes and a contemporary bathroom. Further benefits include allocated parking, visitor parking, communal gardens and a number of recent improvements, including a new washing machine and upgraded bathroom towel rail radiator. FTTP broadband is also installed and paid for.

A charming home in a convenient location, ready to enjoy!

The property is accessed via a communal hallway, with useful communal storage facilities. Inside, the accommodation centres around a bright and welcoming open-plan kitchen and living space, offering an excellent setting for both relaxing and entertaining. The fitted kitchen provides a range of contemporary units, work surfaces, an integrated oven, electric hob and extractor fan, with space for appliances. A fridge freezer may also be included by separate negotiation. The double bedroom benefits from built-in wardrobes with attractive sliding mirrored doors, providing practical storage, whilst the bathroom is fitted with a white suite, shower over the bath and an upgraded heated towel rail radiator. Further benefits include electric heating, a new washing machine and a new bathroom extractor fan.

The apartment forms part of an attractive converted historic building, retaining the character and appeal of its original setting whilst providing modern-day living conveniences. The accommodation is arranged as a one-bedroom home, with the principal living space, kitchen, bedroom and bathroom all presented within a practical layout. Please note that the exact floor allocation and access arrangements are to be confirmed once the floor plan is available.

Externally, the development offers an attractive communal setting, with shared garden space providing an opportunity to enjoy the outdoors. The property benefits from one allocated parking space, together with additional visitor parking for guests. Communal waste disposal facilities are also provided, accessed via a secure code. The historic brick-built surroundings create an appealing setting, combining character with practical amenities.







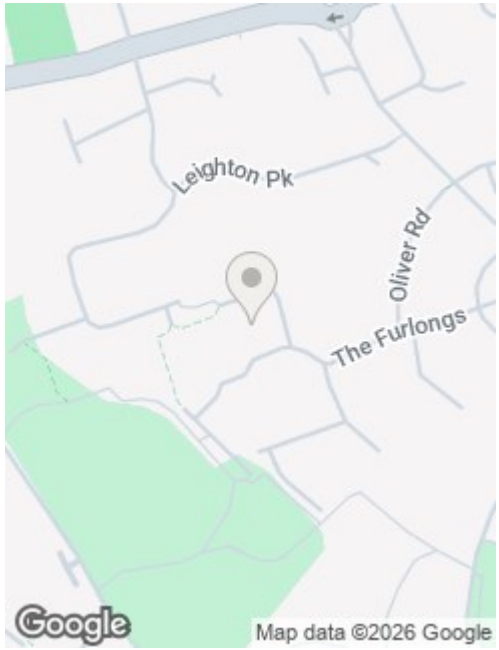



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Directions

What3words: ///covenants.vandalism.proved

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 2 Mbps, Superfast 53 Mbps & Ultrafast 2300 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Lease Term: 199 years from 1 January 2016
Lease Expiry: 1 January 2215
Remaining Lease: Approximately 188 years
Service Charges: tbc
Ground Rent: £150 pa
Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

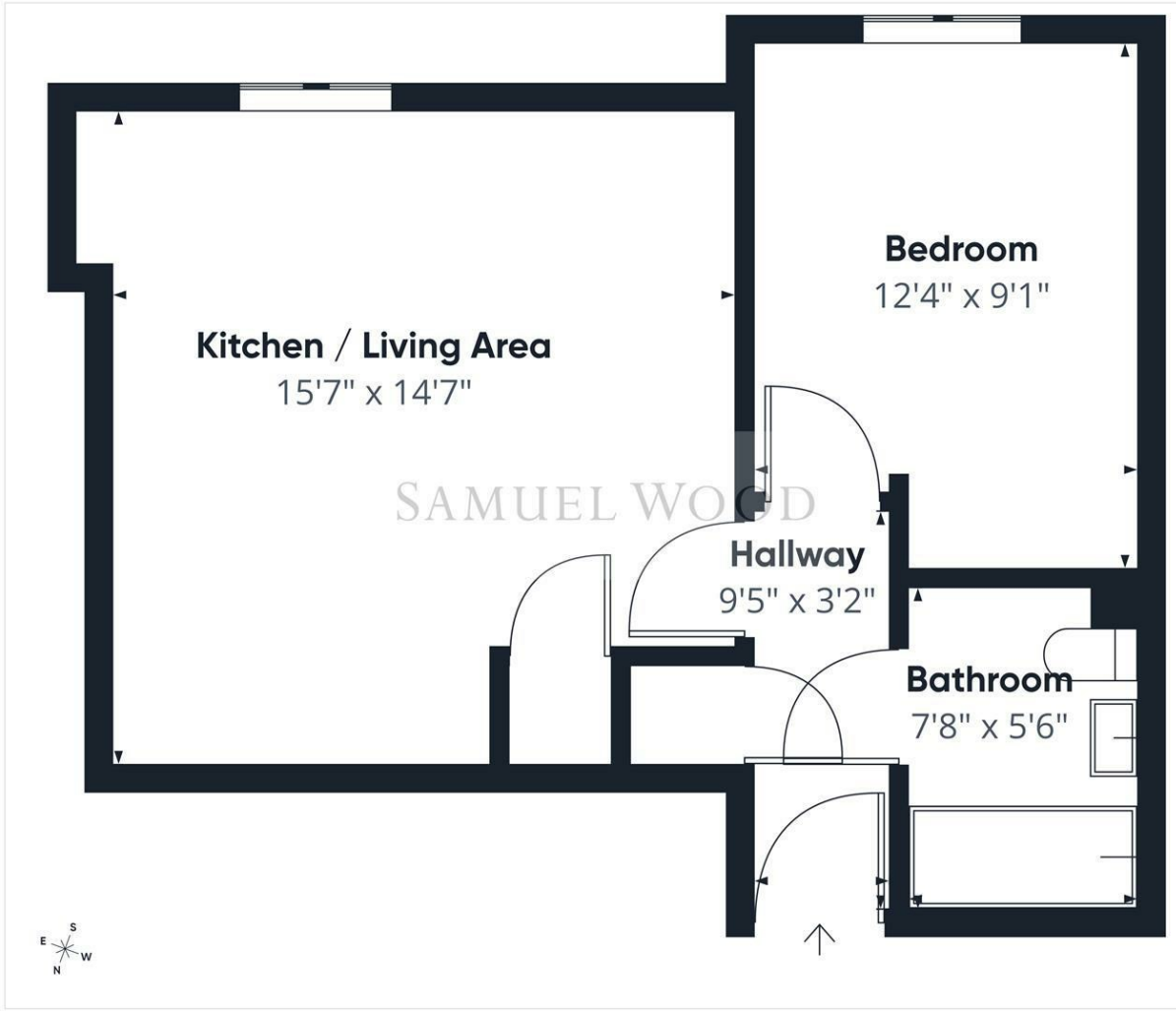
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



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Approximate total area(1)

418 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.