



SAMUEL WOOD

88 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5EL

Offers In The Region Of £145,000



88 Gains Avenue

Bicton Heath, Shrewsbury, Shropshire, SY3 5EL



- Deceptively Spacious Modern Home
- Attractive Set Back Position
- Refitted Modern Kitchen
- En-Suite to Bedroom
- Nearby Residents Parking
- Stylish Contemporary Interior Design
- Spacious Living Room
- Unique Mezzanine Bedroom
- Enclosed Low Maintenance Garden
- EPC Rating D

Set in an attractively set back position on the fringe of a popular residential development, 88 Gains Avenue offers a stylish and deceptively spacious home perfectly suited to modern lifestyles. Ideally located for convenient access to local amenities, transport links and green spaces, the property appeals to first-time buyers, professionals and investors alike. The home blends contemporary design with practical living, creating a welcoming and versatile environment. With low-maintenance outdoor space and nearby resident parking, this property delivers an excellent balance of convenience and lifestyle, offering far more than first impressions suggest.

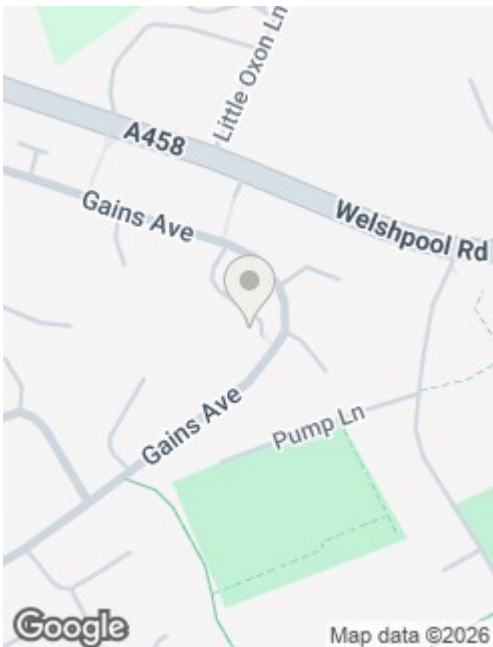
Inside, the property offers a surprisingly generous layout. The living room is a good size and provides a comfortable main living space, suitable for both relaxing and entertaining. The kitchen has been refitted in a modern style, with a practical layout and plenty of usable workspace, making it both functional and easy to maintain.

The mezzanine-style bedroom is a distinctive feature of the property, adding a sense of openness and making good use of the available space. This is complemented by an en-suite shower room, creating a simple and practical setup. The property also benefits from gas central heating and double-glazed windows.

Outside, the rear garden is enclosed and designed for low maintenance, offering a private outdoor area without requiring significant upkeep. Residents' parking is available nearby, providing added convenience.







Directions

What3words: ///prowl.prank.reflector

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

Broadband Speed: Basic 4 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: A

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

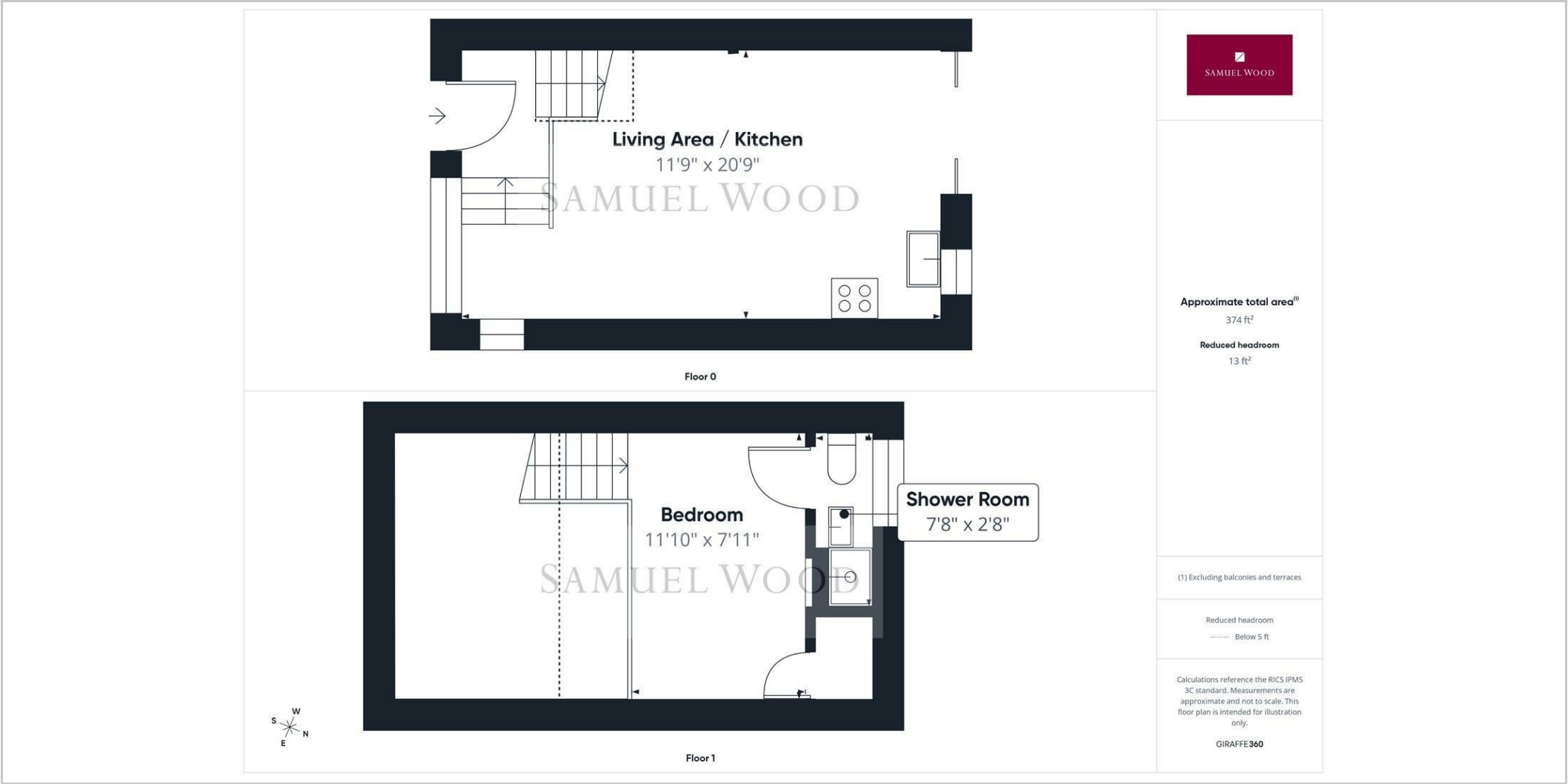
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

These details are awaiting final approval and may be subject to some changes.







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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk