



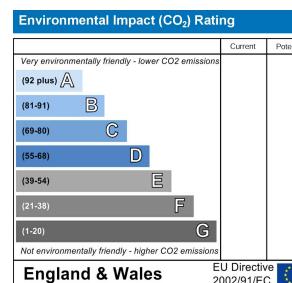
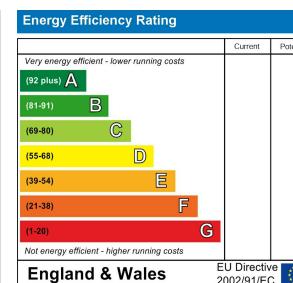
TO LET

£695 Per Month Per calendar month

23 West Edge, Bicton Heath, Shrewsbury, SY3 5EZ

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



This two bedroom semi-detached property, is situated within a quiet cul-de-sac position of a popular residential area, close to the Royal Shrewsbury Hospital, local amenities and good road networks.



01743 236 444

**Shrewsbury Lettings**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Two Bedroom Semi-Detached
- Occupying a Cul-De-Sac Position
- Recently Been Redecorated and New Carpets
- Dining Kitchen
- Parking for 2-3 Cars
- Amenities Close By
- Excellent Traffic Links
- EPC Been Ordered

#### DIRECTIONS

Head down the Welshpool Road, going past the Co-Op on your right hand side. Turn left into Gains Park Way, head down the road and turn right into Woodcrest and then another right into West Edge. Continue all the way down West Edge and take a small slip road where No 23 can be found.

#### SITUATION

23 West Edge is situated in cul-de-sac position in this popular residential area. The property is located with close by amenities and also in close proximately of the Royal Shrewsbury Hospital and commuters will be pleased to note that road links to the A5 and M54 motorway are readily accessible.

#### DESCRIPTION

23 West Edge is a well proportioned 2 Bedroom Semi-Detached property that has recently been fully redecorated and newly fitted carpets installed. The ground floor comprises of Entrance Hall, Living Room and Dining Kitchen, while the first floor comprises of 2 Bedrooms and a Bathroom. The property benefits from an outside garden which is currently under some works and also sufficient parking area for circa 2-3 cars.

#### ACCOMMODATION

##### ENTRANCE HALLWAY

##### LIVING ROOM

With new fitted carpets and redecoration and one storage cupboard.

##### DINING KITCHEN

Providing a range of base level storage cupboards and drawers with generous work surface over, stainless steel sink unit, space and plumbing for washing machine and space for cooker, part tiled walls and tiled splash, uPVC door to rear garden.

##### FIRST FLOOR ACCOMMODATION

Landing with doors off to the 2 Bedrooms and Bathroom.

##### BEDROOM 1

With storage cupboard and airing cupboard which houses the gas fired central heating boiler.

#### BEDROOM 2

With window to the rear.

#### BATHROOM

With a bathroom suite comprising of panelled bath, sink and WC.

#### OUTSIDE

The property is approached over a tarmacadam driveway which offers a sufficient parking area for circa 2-3 cars.

#### GENERAL REMARKS

##### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band "B".

##### SERVICES.

Mains water, electricity, drainage and gas are understood to be connected.

##### TERMS OF LEASE.

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £801 (5 weeks) will be required to be held by the DPS.

##### VIEWING

Strictly through Agents Halls, 2 Barker Street, Shrewsbury SY1 1QJ. Telephone 01743 236444.