

The Oaks Leaton, Bomere Heath, Shrewsbury,  
Shropshire, SY4 3AR

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**Offers In The Region Of £385,000**

Viewing: strictly by appointment through the agent

An interesting and rare opportunity has arisen to acquire this spacious, versatile and improved three bedroom semi-detached period property which once formed part of local school. The property boasts many pleasing features some of which include: a large modern open plan lounge/diner/kitchen, ground floor double bedroom, two further first floor double bedrooms, generous sized gardens, a substantial open fronted timber triple garage/store and a lovely rural aspect to the rear. Leaton is situated in between Baschurch and Bomere Heath having a excellent variety of amenities and highly regarded schooling along with the Shrewsbury town centre readily accessible as is the local bypass linking up to M54 motorway network. Early viewing comes highly recommended by the selling agent.

#### Accommodation

Open fronted porch, hallway, large open plan lounge/kitchen/diner, inner hallway, utility room, glazed lean to, ground floor double bedroom, first floor landing, two further double bedroom, WC, generous driveway, detached open fronted triple timber garage/store, mature gardens, beautiful rural aspect to rear, extensive double glazing, oil fired central heating. Viewing is recommended.

Bricked arch gives access to:

#### Open fronted porch

Having two upvc double glazed windows, tiled floor.

Wooden entrance door gives access to:

#### Entrance hall

10'9 x 4'10  
Having upvc double glazed window, fitted store cupboard, tiled floor, wall light point.

Part glazed wooden door from entrance hall gives access to:

#### Open plan kitchen/diner/lounge

38'6 x 30'1  
The lounge/diner area comprises: two upvc double glazed windows, two radiator, decorative stove plus additional attractive multi fuel stove, engineered flooring recessed spotlights to ceiling.

The kitchen area comprises: a range of modern re-fitted eye level and base units with built-in cupboards and drawers, food disposal unit, integrated double oven, microwave, fridge freezer, dishwasher, fitted style wooden worktops, wall hung extractor fan, four ring electric hob, tiled splash surrounds, 1 1/2 sink drainer unit with mixer tap over, two upvc double glazed windows, recessed spotlights to ceiling.

Door from open plan lounge/diner/kitchen gives access to:

#### Inner hallway

Having upvc double glazed window, wall mounted thermostat control unit, open fronted under-stairs storage cupboard.

Door from inner hallway gives access to:

#### Bathroom

Having a three piece white suite comprising: tiled panelled bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, upvc double glazed window, wall light point, heated chrome style towel rail.

Door from inner hallway gives access to:

#### Utility room

11'2 x 6'1  
Having floor mounted oil fired central heating boiler, base unit with sink above, space for appliances, glazed window.

Part glazed door from utility room gives access to:

#### Glazed lean to

23'0 x 6'1  
Having range of glazed windows, polycarbonate roof and offers a rural aspect.

Door from utility room gives access to:

#### Ground floor bedroom

16'3 x 10'7  
Having three upvc double glazed windows, coving to ceiling, radiator, exposed wooden flooring.

From inner hallway stairs rise to:

#### First floor landing

Having doors giving access to: two double bedrooms and WC.

#### Bedroom

14'3 x 9'3  
Having upvc double glazed window with pleasing rural aspect, radiator, open fronted wardrobe.

#### Bedroom

14'10 x 10'10  
Having upvc double glazed window with pleasing aspect, range of built-in wardrobes with centralised dressing area, radiator.

#### Separate WC

Having low flush WC, wash hand basin, upvc double glazed window with pleasing rural aspect.

#### Outside

The property occupies a particularly large corner plot. A five bar wooden gate gives access to a large stoned driveway which provides ample off street parking for a number of vehicles. To one side of the driveway there is a generous lawned garden with mature oak tree's, bushes and a variety of specimen shrubs. To the left hand-side of the driveway access is given:

#### Open fronted timber framed triple garage/store

33'5 x 13'2  
To the side of the garage is a timber store with adjoining dog kennel. To the side of this there is an oil tank and a further stoned driveway.

#### AGENTS NOTE

There is another privately owned access to the property but this is not owned by the current vendors and any prospective purchasers wishing to use this access/purchase it will have to make there own enquires with the land owners. If this is not required this access will become obsolete.

#### Services

Mains water, electricity, septic drainage ( having a shared tank) are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND E

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		65	
(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			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

