

18 Oliver Road, Bicton Heath, Shrewsbury, SY3 5FX

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Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position on this modern development constructed by renowned Shropshire Homes. This is a particularly well proportioned, modern two double bedroom end of terraced house. The property boasts many pleasing features which include, lounge, modern kitchen / breakfast room, upvc double glazed conservatory, two double bedrooms, off street parking for two vehicles. The property is situated in this desirable residential location within close proximity to good local amenities and the historic town centre of Shrewsbury. This property will be of interest to a number of potential prospective purchaser(s) and an early viewing is recommended by the selling agent.

Accommodation

Lounge, cloakroom, modern kitchen / breakfast room, upvc double glazed conservatory, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, two [parking spaces, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over

composite double glazed entrance door gives access to:

Lounge

12'5 x 10'10

Having wood effect flooring, upvc double glazed window to front, radiator, wall-mounted digital heating control panel. Door from lounge gives access to:

Kitchen / breakfast room

12'4 x 13'6 max reducing 9'4

Comprises: eye level and base units with built-in cupboards and drawer's, integrated double oven with four ring gas hob and stainless steel canopy over (SPACE FOR FURTHER APPLIANCES), fitted wooden worktops with inset stainless steel sink with mixer tap over, tiled floor, breakfast bar, radiator, understairs storage cupboard, upvc double glazed window. Upvc double glazed French doors from kitchen / breakfast room give access to:

Upvc double glazed conservatory

10'4 x 8'10

having a brick base, a range of upvc double glazed windows overlooking the property's rear garden, upvc double glazed roof, radiator, upvc double glazed French doors giving access to the rear garden, tiled floor.

Cloakroom

Having low flush WC, wash hand basin, upvc double glazed window.

From lounge stairs rise to:

First floor landing:

Having doors giving access to two double bedrooms and bathroom.

Bedroom

12'5 max into wardrobe recess x 8'7

Having two upvc double glazed windows to rear, mirror fronted double wardrobe.

Bedroom

12'5 x 8'3

Having upvc double glazed window to front, radiator, linen storage cupboard.

Bathroom

Having a three piece white suite comprising: bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over, WC, part tiled to walls, vinyl tiled effect floor covering, upvc double glazed window to side, shaver point, radiator.

Outside

To the front of the property there is a double width driveway with paved pathway leading to the front door, outside lighting point. Paved pathway then leads to a gated side access which provides access to rear gardens comprising: paved patio area, lawned garden, lighting point. The rear garden is enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

Mortgage advice

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 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

