



27 Oliver Road, Bicton Heath, Shrewsbury, Shropshire,  
SY3 5FX

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.
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**Offers Over £250,000**

Viewing: strictly by appointment through the agent

This is a most attractive, spacious and well presented two double bedroom Grade II listed period mid-terrace house, having the unusual and added benefit of front and rear gardens. The property occupies a pleasing position on this prestigious development, which was constructed by renowned local builders Shropshire Homes and is within close proximity to excellent amenities, schooling and being well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: reception hallway, lounge, upgraded kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with en-suite shower room, further double bedroom, attractive bathroom, enclosed pleasing and mature front and rear enclosed gardens, two allocated car parking spaces, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Double glazed entrance door gives access to:

**Reception hallway**

Having wall mounted digital heating control panel, radiator, under-stairs storage cupboard.

Doors from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, tiled floor, wall mounted extractor fan.

Door from reception hallway gives access to:

**Lounge**

14'0 x 10'11

Having double glazed window with with pleasing aspect over the front garden and neighbouring properties, two radiators, picture rail.

Door from reception hallway gives access to:

**Modern kitchen/diner**

13'9 x 10'1

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated appliances include; oven, microwave, fridge freezer, dishwasher, washer dryer, four ring gas hob and stainless steel cooker canopy over, range of fitted worktops with inset sink with mixer tap over, double glazed window with pleasing aspect to rear, double glazed door giving access to rear gardens, tiled floor, picture rail, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having radiator.

Doors from first floor landing then give access to: Two double bedrooms and bathroom.

**Bedroom one**

12'7 x 12'0 excluding wardrobe recess

Having double glazed window with with pleasing aspect over the front garden and towards neighbouring properties, large fitted mirror fronted double wardrobe, radiator, wall mounted digital heating control panel, picture rail.

Door to:

**En-suite shower room**

Having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling, heated towel rail.

**Bedroom two**

14'2 x 8'9

Having two double glazed windows with pleasing aspect to rear towards neighbouring properties, radiator, picture rail.

**Bathroom**

Having a modern three piece suite comprising: panelled bath with mixer shower over with glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, part tiled to walls, double glazed window, recessed spotlights and extractor fan to ceiling, shaver point, heated towel rail.

**Outside**

To the front of the property there is a mature generous sized garden having paved pathway giving access to front door, outside lighting point, lawned garden, mature bushes, stoned and barked sections.

**Rear gardens**

The rear of the property there is a pleasing rear garden having paved patio area, lawned garden, well established shrubs/bushes, gated rear pedestrian access. This property has the added benefit of two allocated car parking spaces.

**Services**

Mains water, electricity, drainage and gas 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 C**

**Tenure**

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 199 years from 2016

Ground rent £282.43 per annum

Ground rent and review date increase: This is every 5 years and the increase is linked to the retail price index

Service charge £932.08 per annum

The above charges/lease details have 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).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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) A			91
(81-91) B		79	
(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**

**Ground Floor**



**First Floor**

