HOLLAND BROADBRIDGE














The Property Ombudsman

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HOLLAND BROADBRIDGE

38 Oadby Way, Redwood Park, Shrewsbury, Shropshire, SY3 5PL

www.hbshrop.co.uk







Offers In The Region Of £220,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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38 Oadby Way, Redwood Park, Shrewsbury, Shropshire, SY3 5PL

Offers In The Region Of

£220,000

An attractive, deceptively spacious and well proportioned two bedroom end of terrace house, occupying a pleasing cul-de-sac position within the popular and established residential development of Redwood Park, Bicton Heath. The property offers an appealing combination of comfortable living accommodation, an attractive setting and a highly convenience location, making it an ideal purchase for a variety of prospective buyers including first time purchasers, young professionals, couples and those looking to downsize. Redwood Park is situated on the western side of Shrewsbury, with the area being particularly popular for its excellent range of local amenities and convenience access to the town centre. Nearby facilities include a variety of shops, supermarkets, reputable schooling, healthcare facilities and the Royal Shrewsbury Hospital. For those needing to commute, the nearby A5 bypass provides excellent road links to Telford, Oswestry, Welshpool and the wider motorway network. Early viewing is recommended by the selling agent.,

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, modern kitchen, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, allocated off street parking, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge/diner
16'11 x 11'8
Having two radiators, UPVC double glazed French doors giving access to rear gardens.

Arch from entrance hallway gives access to:

Modern kitchen
7'9 x 7'9
Having eye level and base units with built-in cupboards and drawers, integrated Bosch oven, four ring stainless finish gas hob with cooker canopy over, fitted wooden style worktops with inset stainless steel sink with mixer tap over, UPVC double glazed window to front, recessed spotlights to ceiling, wall mounted gas fired central heating boiler, space for appliances, tiled splash surrounded.

From lounge/diner stair rise to:

First floor landing
Having loft access.

Doors then give access to: Two bedrooms and bathroom.

Bedroom one
11'8 x 8'7 excluding recess
Having built-in double wardrobe, radiator, UPVC double glazed window to rear.

Bedroom two
10'10 x 6'8
Having UPVC double glazed window to front, radiator, shelved store cupboard and built-in single wardrobe.,

Bathroom
Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, wall mounted strip light with built-in shaver point, radiator, UPVC double glazed window to front, extractor fan to ceiling, vinyl tiled effect floor covering.

Outside
To the front of the property there is a lawn garden with a paved pathway giving access to front door with a mature bush.

Rear gardens
The rear gardens comprise: Two paved patio areas, lawn gardens, gated rear pedestrian access. The rear gardens are enclosed by fencing. Nearby in a residence carpark there is allocated car parking for the property

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.

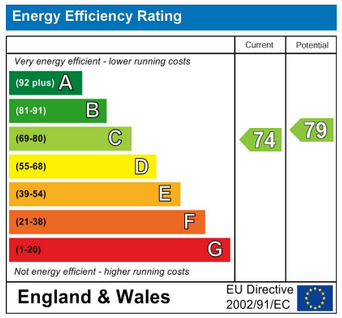
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

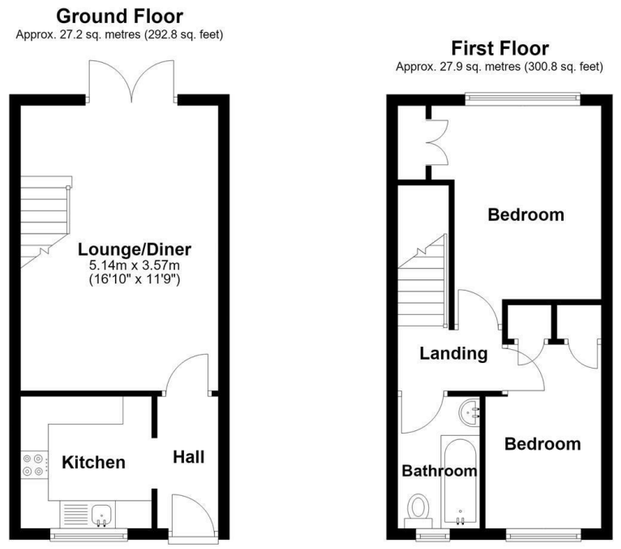
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 55.1 sq. metres (593.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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