

45 Oliver Road, Bicton Heath, Shrewsbury, Shropshire,  
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.
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**Offers In The Region Of £259,500**

Viewing: strictly by appointment through the agent

Offering modern, deceptively spacious, and versatile living accommodation throughout. This is a most attractive two double bedroom, two storey, mid-terrace Grade II listed Town House. The property is situated upon this prestigious development which has been created by the re-development of the historic buildings, and part land from the former Shelton Hospital, by renowned local building contractors Shropshire Homes. There are a variety of excellent local amenities within walking distance from the development, including Co op supermarket, local restaurants and the Oxon Park and Ride bus service. Commuters will be pleased to know that the Historic Town Centre of Shrewsbury is about 10 minutes drive from the property, with the local bypass, linking up to major motorway networks being readily available. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, under-stairs cloakroom, spacious kitchen/diner, ground floor bedroom two, ground floor en-suite shower room, first floor landing, lounge, bedroom one, en-suite bathroom, enclosed gardens, two allocated car parking spaces, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door with double glazed window above gives access to:

**Entrance hallway**

Having wood flooring, radiator.

Door from entrance hallway gives access to:

**Under-stairs cloakroom**

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

Door from entrance hallway gives access to:

**Spacious kitchen/diner**

23'6 x 9'3

The kitchen comprises: a modern range of eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, fridge freezer, dishwasher, washing machine, range of fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, picture rail, tiled floor, four ring gas hob with stainless steel cooker canopy over. The dining area comprises: wood flooring, radiator, sealed unit double glazed windows to rear.

Door from entrance hallway gives access to:

**Bedroom two**

12'2 x 10'6

Having sealed unit double glazed window to front, fitted part mirror fronted double wardrobe, picture rail, radiator.

Door from bedroom two gives access to:

**En-suite shower room**

Having large tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, extractor fan and recessed spotlights to ceiling, tiled floor, radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having radiator, sealed unit double glazed window to front, large over-stairs store cupboard.

Doors from first floor landing then give access to: Lounge and bedroom one.

**Lounge**

16'10 x 9'5

Having sealed unit double glazed windows to front, radiator, picture rail, wood flooring, wall mounted digital heating control panel, fitted bookcase.

**Bedroom one**

13'5 excluding recess x 10'4

Having sealed unit double glazed window to front, radiator, picture rail, substantial part mirror fronted wardrobe.

Door from bedroom one gives access to:

**En-suite bathroom**

Having panel bath with mixer shower over, glazed folding shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, wall mounted mirror fronted bathroom cabinet, recessed spotlights to ceiling, tiled floor, towel rail, part tiled to walls.

**Outside**

To the front of the property there is a mature garden comprising: paved patio area, paved pathway, lawned gardens, a variety of mature shrubs and bushes, gated pedestrian access. The gardens are enclosed. Nearby there are two allocated car parking spaces and ample visitor parking.

**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 D**

**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 191 years (199 years from Jan 2016)

Ground rent £282.43 per annum

Service charge £1002.02 per annum

Ground rent review date and price increase: Ground rent to be reviewed every 10 years with deed of variation in place and the price will rise subject to the retail price index.

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**

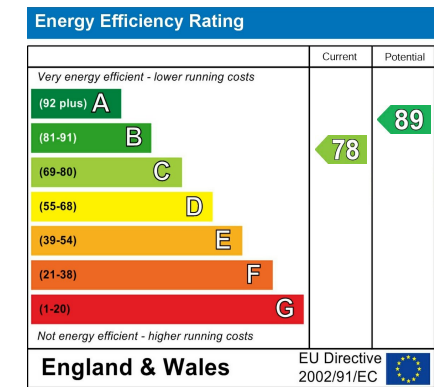
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

