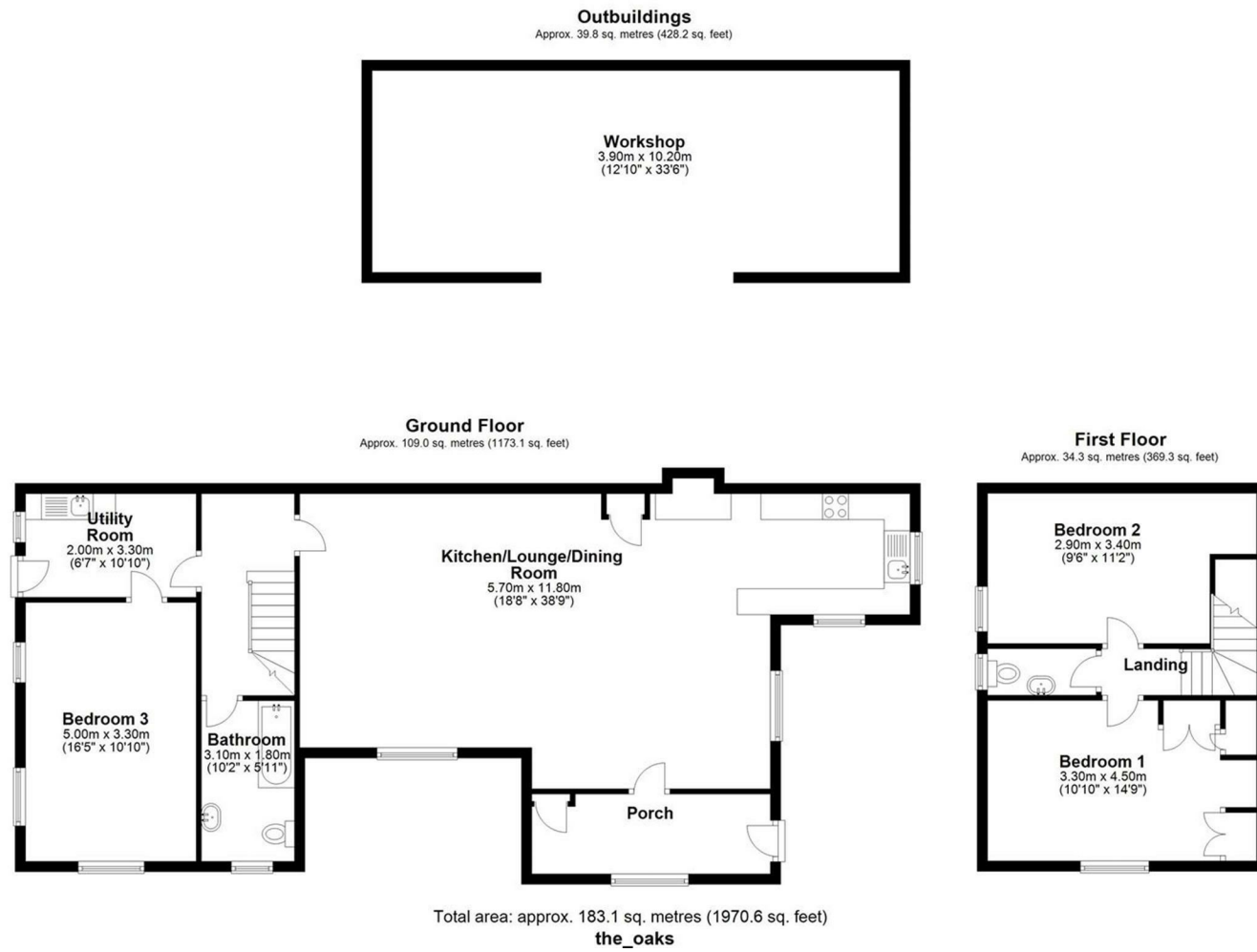


FOR SALE



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



FOR SALE

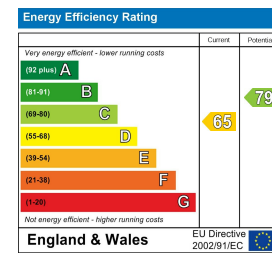
Offers In The Region Of £375,000

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

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



The Oaks is an attractive period 3 bedroom converted former school with later additions, offering lovely gardens, superb countryside views and a large timber outbuilding.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 5 miles and Telford 18 miles. All distances are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Superb open plan living
- 3 Double Bedrooms
- Lovely Gardens
- Large Outbuilding
- Modern Kitchen
- Close to Shrewsbury

DIRECTIONS

Heading out from Shrewsbury North on the B5067 passing Leaton Church on your right, continue straight ahead. The Oaks will be found on the left hand side at the next left turn.

SITUATION

Leaton is situated in between Baschurch and Bomere Heath. The Oaks occupies a lovely rural position, with a short drive into the county town of Shrewsbury easily accessible. Locally, the village of Bomere Heath hosts a shop and public house the 'Red Lion' whilst Bomere Heath C of E Primary School is on your doorstep.

Nearby Shrewsbury is renowned for its wide range of individual shops, restaurants, theatre, and leisure amenities. There are excellent schools nearby in both the state and private sectors including Prestfelde Preparatory, Shrewsbury School and Shrewsbury Girls High.

The nearby A5/M54 provides access to Telford, Birmingham and Midland business centres and regional airports include Birmingham, Manchester and Liverpool.

DESCRIPTION

The Oaks has plenty of charm and character with the wonderful open plan living/dining/kitchen area being a fantastic feature of the property which also offers the flexibility of a ground floor bedroom, with a further two bedrooms on the first floor, pretty mature good sized gardens, a substantial open fronted timber garage/store and lovely countryside views to the rear.

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 archway leading to the front porch with tiled floor .

ACCOMMODATION

Wooden entrance door gives access to:

ENTRANCE HALL

OPEN PLAN KITCHEN / DINING / LIVING AREA

The living/dining area has double glazed windows, decorative stove, and a multi fuel stove, engineered flooring, spotlights in the ceiling.

The kitchen has a range of modern wall and floor 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.

A door leads to the rear of the property where there is an inner Hallway with open fronted under-stairs storage cupboard. Accessed from here is the Bathroom.

BATHROOM

Panelled bath with electric shower over, wash hand basin, WC and part tiled walls.

Door from inner hallway gives access to:

UTILITY ROOM

Oil fired central heating boiler, base unit with sink above, space for appliances.

GARDEN ROOM

Having range of glazed windows, polycarbonate roof and offers lovely countryside views.

GROUND FLOOR BEDROOM

Staircase leads to first floor landing giving access to: two double bedrooms and a WC.

BEDROOM 1

Open fronted wardrobe space.

BEDROOM 2

Range of built-in wardrobes

WC

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 trees, bushes and a variety of specimen shrubs. There is an large Open Fronted Timber Framed Garage/Store with adjoining dog kennel.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

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. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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