

FOR SALE

10 Oadby Way, Bicton Heath, Shrewsbury, SY3 5PL



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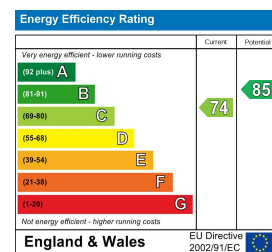
Offers in the region of £420,000

10 Oadby Way, Bicton Heath, Shrewsbury, SY3 5PL

**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



A highly desirable and attractively proportioned detached family home, set with attractive and easily maintained gardens on this popular and sought after development.



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Shrewsbury Sales  
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Close to town amenities.



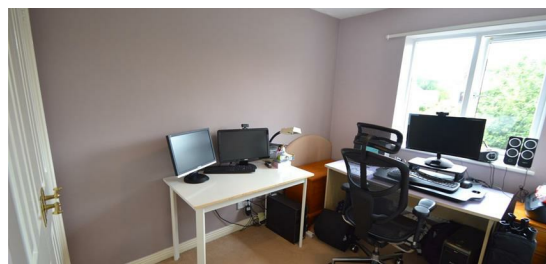
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular residential development
- Generously proportioned rooms
- Flexible living environment
- Easily maintained gardens
- Driveway parking
- Walking distance to amenities

#### DIRECTIONS

From Shrewsbury town centre proceed over the Welsh bridge to the Frankwell roundabout. Continue taking the second exit, proceeding up the Mount, passing the petrol station and continue through the traffic lights getting into the left hand lane to join the A458 Welshpool Road. At the first roundabout take the left hand turning into Summerby Drive and then take the fourth left turn into Napolean Drive. Proceed until turning left into Oadby Way and then continue round to the left where Number 10 will be found at the end on the left hand side.

#### SITUATION

The property is situated in a most desirable residential area towards the north west and outskirts of the town. Within easy reach are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained from the town centre along The Mount, which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive range of shops together with social and leisure facilities and a rail service. Commuters will be pleased to note easy access can be gained to the main A5 commuter route linking through to the M54 and on to Telford or alternatively north to Oswestry.

#### DESCRIPTION

10 Oadby Way is a highly desirable modern detached house providing accommodation of pleasing proportions. The ground floor offers three reception rooms, a breakfast kitchen, utility room and guest WC. To the first floor there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are served by the bathroom. Outside, is a generous driveway parking area. The garaging, which has been converted into a home office/games room could be converted back if required.

#### ACCOMMODATION

##### STORM PORCH

With panelled part glazed door into:

##### ENTRANCE HALL

With staircase to first floor. Built in under stair storage cupboard.

##### LOUNGE

16'5 x 10'6

With ornamental fireplace and decorative surround. Twin panelled doors through to:

##### DINING ROOM

16'5 x 7'10

With twin glazed French doors to rear garden.

##### BREAKFAST KITCHEN

12'3 x 9'11

Providing eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer. Space and plumbing for dishwasher. Integral electric oven and grill with 4 ring NEFF gas hob unit over and filter hood. Part tiled walls and tiled splash. Space for fridge freezer.

##### UTILITY

6'2 x 5'1

With work top containing sink unit and drainer. Space and plumbing for washing machine. Space for tumble dryer. Tiled splash. Part glazed door to side of property.

##### GUEST WC

Providing a suite comprising low level WC, wall mounted wash hand basin, part tiled walls and extractor fan.

##### SITTING ROOM

10'0 x 8'11

##### FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing the WORCESTER wall mounted gas fired central heating boiler.

##### BEDROOM 1

15'8 x 11'3

With built in double wardrobe. Built in storage cupboard and door to:

##### EN-SUITE SHOWER ROOM

Providing low level WC, pedestal wash hand basin, shower cubicle with mains fed shower, inset tiles and splash screen. Part tiled walls. Extractor fan.

##### BEDROOM 2

12'1 x 8'2

With built in double wardrobe.

##### BEDROOM 3

9'3 x 8'2

##### BEDROOM 4

11'4 x 7'7

With built in double wardrobe.

##### BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath. Part tiled walls.

##### OUTSIDE

The property provides ample driveway parking. It also gives access to the detached double garage, pedestrian access to the front and side of the property.

##### DOUBLE GARAGE

16'2" x 15'3"

This has been converted by the current owner into a useful Office/Hobbies/Games Room but could be easily converted back if required. With power and light points including several internet and telephone points. The conversion benefits from being insulated and has 2 wall mounted heaters. Twin glazed French doors.

#### THE GARDENS

To the front the property offers well maintained lawns flanked by established shrubbery beds and borders containing a number of different plants. A flagged pathway then leads down one side of the property giving gated access to the rear. The rear gardens are an attractive feature and offer easily maintained but well stocked herbaceous borders, together with well manicured lawns and a feature circular patio entertaining area. A variety of trees including apple and plum. Timber and felt storage shed. External cold water tap.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

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

##### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. 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](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

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