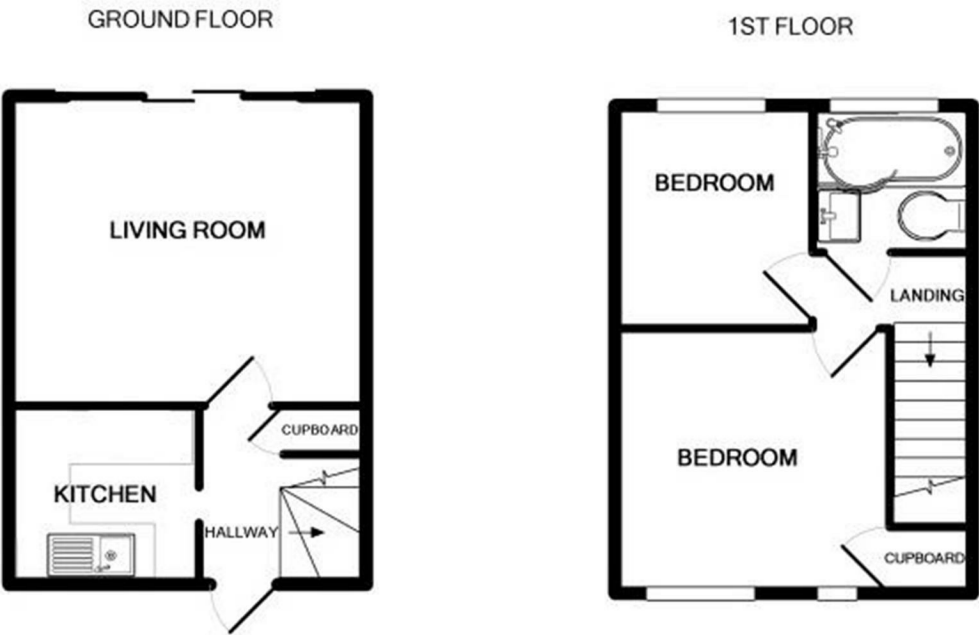


FOR SALE

7 Oaklands, Bicton Heath, Shrewsbury, SY3 5BG



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FOR SALE

Offers in the region of £167,500

7 Oaklands, Bicton Heath, Shrewsbury, SY3 5BG

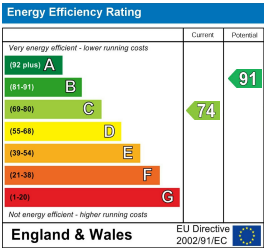
2 Bedroom terraced house

An attractively presented and neatly proportioned terraced house, with one designated parking space and easily maintained gardens on this popular residential development.

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



01743 236444

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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Convenient and popular location
- Well proportioned rooms
- Neatly presented
- Designated parking space
- Appealing gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell Roundabout and take the second exit heading up The Mount. Proceed along onto the Welshpool Road and straight ahead over the mini roundabout passing the 'Ego restaurant' on the left hand side. Take the left turn into Gains Park Way and the first left onto Gains Avenue. Follow this road and take the 6th right turn into 'access for Oaklands', which takes you to the car parking area. Return to Gains Park Way, turn left and take the pedestrian way to number 7.

SITUATION

The property is situated in the popular area of Gains Park which gives particularly easy access to Shrewsbury town centre. The property is located a 15-20 minute walk to Shrewsbury Hospital and is 100m from the local bus stop.

DESCRIPTION

7 Oaklands is a neatly presented and well proportioned terraced house, which will no doubt create strong market appeal. The ground floor offers a kitchen and living room with sliding patio doors out to the rear gardens. To the first floor, there are two bedrooms and the bathroom. There is a designated parking space, whilst the gardens which are predominantly found to the rear, comprise patio seating areas, areas laid to lawn and borders.

ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:-

ENTRANCE HALL

Staircase to first floor, built in understairs store cupboard.

KITCHEN

6'10" x 6'6"

Providing eye and base level units comprising cupboards and drawers with worksurface area over. Stainless steel sink unit and drainer. Space and connection for gas/electric cooker, space for fridge freezer, space and plumbing for washing machine.

LIVING ROOM

13'1" x 11'5"

Dado rail, wall mounted contemporary electric fire and UPVC double glazed sliding patio doors out to rear garden.

FIRST FLOOR LANDING

Access to loft space, doors off and to:-

BEDROOM ONE

10'2" x 9'6"

Built in cupboard housing the modern Worcester Bosch gas fired central heating boiler.

BEDROOM TWO

8'6" x 7'2"

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath. Part tiled walls, wall mounted heated towel rail.

OUTSIDE

The property has the benefit of one allocated parking space within a residents only car park.

THE GARDENS

To the front, the gardens offer easily maintained gravelled sections with room for potted plants. The majority are positioned to the rear, and these comprise a flagged patio seating area, together with neatly manicured lawn and borders. Timber and felt storage shed. External power socket.

GENERAL REMARKS

- Secure garden
- Newly carpeted
- New boiler in 2024

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.