

Oakley Grange Cottage, 60 Oakley Street, Belle Vue, Shrewsbury, Shropshire, SY3 7JZ

£320,000

This unique 2 bedroom detached cottage is tucked away within of the towns most highly sought after locations. Set within walled gardens, the accommodation provides:

Dining Hall, Living Room, Conservatory, Kitchen, 2 Good Sized Bedrooms,
4 Piece Bathroom, Attractive Gardens, Driveway Parking, GCH, DG. No Upward Chain.

Viewing Is Considered Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed entrance door.

Hall/Dining Room 14' 0" x 9' 10" max 7' 8" min
(4.26m x 2.99/2.34m)

Radiator, 2 double glazed windows overlooking courtyard.

Kitchen 16' 0" x 6' 10" (4.87m x 2.08m)

Fitted with excellent range of units, laminated work tops, inset sink unit, integrated electric double oven, 4 ring gas hob with filter hood above, slim-line dishwasher. Ceramic tile flooring, radiator, double glazed window overlooking courtyard, extractor fan.

Living Room 11' 6" x 11' 1" (3.50m x 3.38m)

Attractive, ornamental wood fire surround, radiator, dual aspect double glazed windows, double glazed door to Conservatory, staircase with double glazed window to the side leads to First Floor Landing.

Conservatory 12' 0" x 9' 2" (3.65m x 2.79m)

Of brick and uPVC double glazed construction, tiled flooring, French doors lead onto private walled garden.

First Floor Landing

Airing cupboard housing gas fired central heating boiler.

Bedroom 1 12' 2" x 12' 5" (3.71m x 3.78m)

Radiator, Velux double glazed skylight, further double glazed window providing excellent natural lighting.

Bedroom 2 12' 0" x 9' 2" (3.65m x 2.79m)

Radiator, built in double wardrobe, double glazed window enjoying open outlook.

Bathroom

Fitted with contemporary white 4 piece suite including bath, tiled shower cubicle with electric shower unit and feature glass block section, wash basin, WC, radiator, double glazed window.

Outside

The property is approached from Oak Street, gates lead onto Tarmacadam driveway providing parking and turning space. 2 further pedestrian gates lead through to garden enclosed by high level brick walls. The garden has brick tile patios, external lighting, pathway sweeps to the side with further paved patio and timber shed, external lighting, enclosed by high level brick walls and timber fencing.

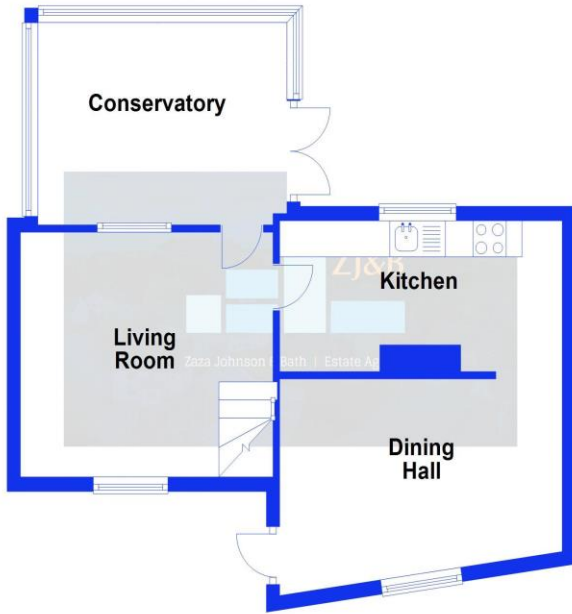
Council Tax Band A

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

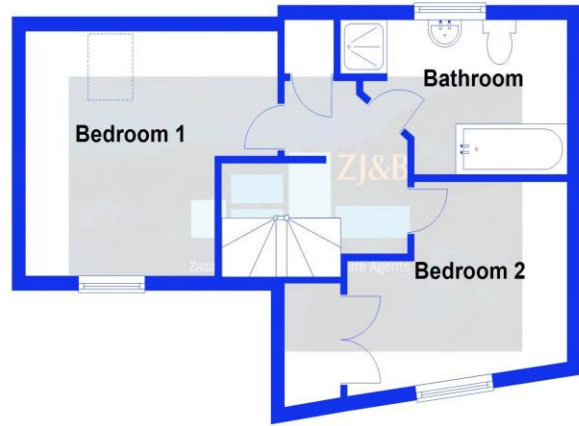
Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

60 Oakley Street SHREWSBURY SY3 7JZ	Energy rating D	Valid until: 13 July 2032 Certificate number: 5032-7323-1100-0144-8296
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Property type
Detached house

Total floor area
72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage