



13 Oakfield Road £450,000

Shrewsbury, Shropshire, SY3 8AA



13 Oakfield Road Shrewsbury, Shropshire, SY3 8AA

- A charming three bedroom residence boasting character throughout
- Elegantly appointed with mature private south facing gardens that must be viewed to be appreciated
- Situated in this highly desirable residential area on the western fringe of Shrewsbury close to well-regarded schools and the Shrewsbury Hospital
- Numerous well decorated reception rooms with fantastically high ceilings
- Three bedrooms and a high-quality shower room with feature tiling
- Modern well-equipped kitchen with access to the carport and further morning room leading to the rear balcony

An aesthetically pleasing three bedroom character property offering well-proportioned accommodation throughout with well-lit airy rooms and strikingly high ceilings. On the ground floor there is an entrance hallway with cloakroom cupboard, the generous sitting room benefits from an open fire and full-length picture window overlooking the secluded south facing rear garden, dining room with large bay window overlooking the front garden, delightful breakfast/morning room with double glazed patio doors opening onto the balcony with access to the garden, modern fitted kitchen with matching units and plenty of worktop space. On the first floor there are three bedrooms and a high-quality luxury shower room with feature tiling and quality fittings. The property is set back from the road with a mature garden and a well-maintained lawn with well stocked plant and shrubbery borders.





The property is approached over a paved driveway which serves the car port and the formal reception area. To the rear there is an attractive south facing rear garden with a balcony terrace, steps descend to a paved patio with access to the lower ground floor storage rooms. The gardens have generous lawns with shrub borders and are enclosed by perimeter fencing. Beyond the garden there is a privately owned woodland area with a selection of mature specimen trees providing a particularly enjoyable view.

Location

Occupying an enviable location in this much sought after area, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops and schools and the Town Centre is a pleasant stroll away with minutes walk to the suspension bridge.

Entrance Hallway

Sitting Room 21' 1" x 12' 0" (6.42m x 3.65m)

Breakfast Room 9' 3" x 7' 2" (2.82m x 2.18m)

Dining Room 12' 0" x 9' 10" (3.66m x 2.99m)

Kitchen 13' 4" x 8' 1" (4.06m x 2.46m)

From the entrance hall a **STAIRCASE** rises to the **FIRST FLOOR LANDING**

Bedroom One 12' 5" x 12' 3" (3.79m x 3.74m)

Bedroom Two 12' 5" x 12' 3" (3.78m x 3.73m)

Bedroom Three 8' 0" x 9' 6" (2.44m x 2.90m)

Luxuriously Appointed Shower Room

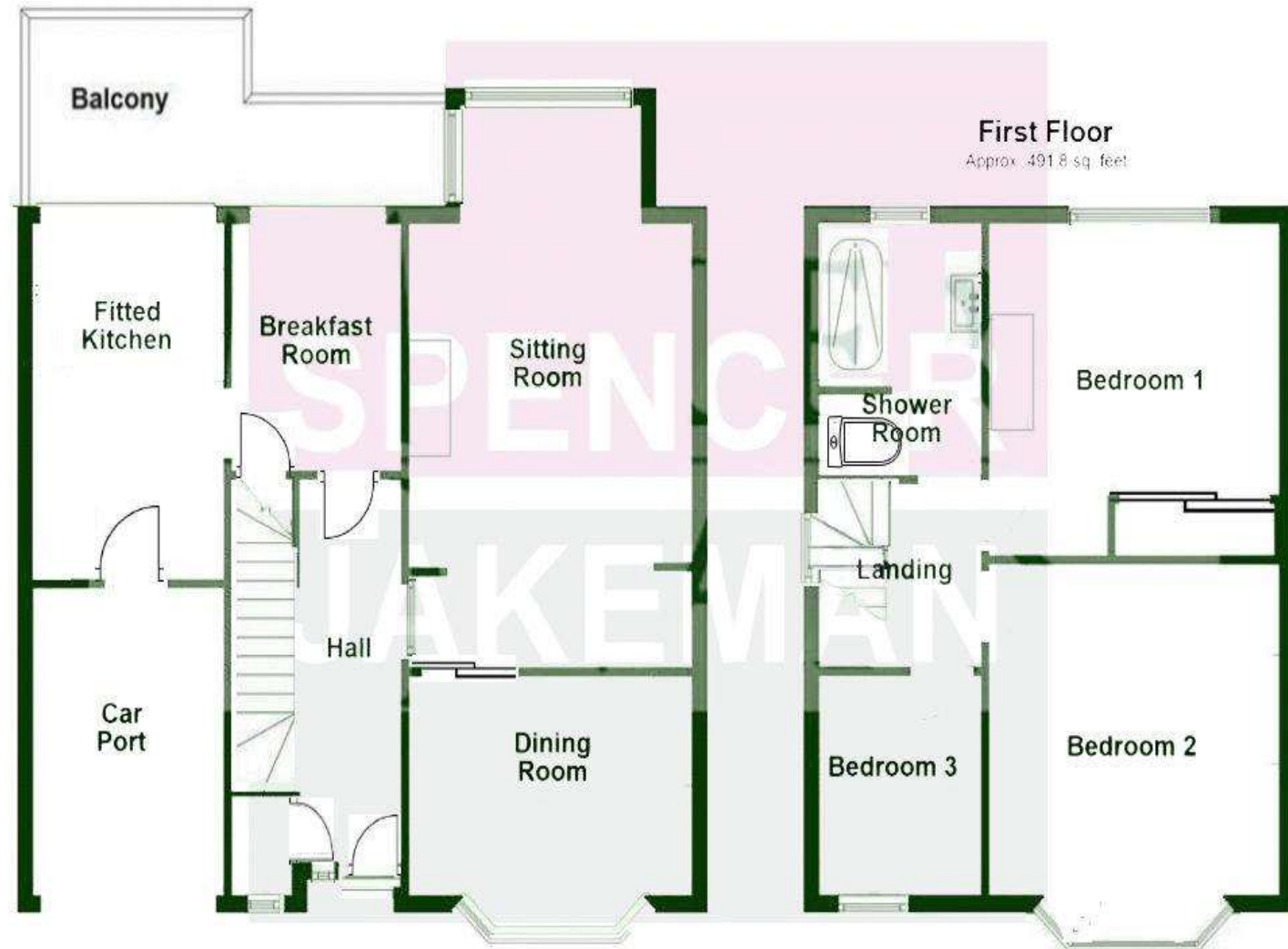






Ground Floor

Approx. 725.0 sq. feet



Total area: approx. 1216.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.