



SAMUEL WOOD

8 Oxon Hall Holyhead Road, Bicton, Shrewsbury, SY3 8BW

Asking Price £160,000







# 8 Oxon Hall Holyhead Road

Bicton, Shrewsbury, SY3 8BW



- Beautifully Presented Apartment
- Sought After Location
- Allocated Parking Space
- Recent Internal Renovation
- EPC Rating D
- Spacious Reception Room
- Generously Sized Bedroom
- Contemporary High Specification Kitchen
- Immaculate Grounds
- Electric Heating

Samuel Wood is delighted to offer for sale this much improved first floor apartment in Oxon Hall on Holyhead Road. The accommodation offers a well designed layout, with high specification contemporary living spaces, situated in the popular location of Bicton a short drive from Shrewsbury town centre, close to shops, schools, pubs and useful road links. Viewing is highly recommended by the selling agent.

Oxon Hall is a grade II listed building. This particular property is entered from the first entrance as you approach the building on the right of the main gates. The heart of the apartment is a spacious living room, perfect for relaxation and entertaining, while the recently refitted kitchen showcases contemporary design and functionality with solid oak worktops, integral fridge freezer, slide & glide oven, induction hob and hood.

Benefitting from a recently installed water heater, new electric heaters throughout and secondary glazing giving this apartment the ready to move in appeal. The delightfully decorated double bedroom provides ample storage space and excellent views of the courtyard. There is a well presented bathroom complete with all facilities.

Outside the property provides an allocated parking space and meticulously well kept communal grounds. A beautiful water feature in the courtyard offers serenity for residents and ample visitor parking spaces make family or friend visits comfortable.











## Directions

Services: We understand that the property has mains electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 2Mbps & Superfast 36Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold, with share of freehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 199 years from 1.1.2000 - 175 years remaining

Service Charges: £2,242.60 PA

Ground Rent: N/A

Next Ground Rent Review Period: N/A

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.











**Floor Plan**  
Floor area 52.4 sq.m. (564 sq.ft.)

**TOTAL: 52.4 sq.m. (564 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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