

# 26 Oxon Hall Holyhead Road Bicton Shrewsbury SY3 8BW



**3 Bedroom House - Mews**  
**Offers In The Region Of £315,000**

## The features

- BEAUTIFULLY PRESENTED 3 BEDROOM MEWS HOME
- HAVING BEEN MUCH IMPROVED BY THE CURRENT OWNERS
- GOOD SIZED LOUNGE, RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- PRINCIPAL BEDROOM WITH RECENTLY FITTED EN SUITE
- 2 FURTHER BEDROOMS AND RE-FITTED BATHROOM
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- DECEPTIVELY SPACIOUS AND MUST BE VIEWED TO BE APPRECIATED
- PARKING AND GARAGE, IMPRESSIVE LANDSCAPED PRIVATE GARDEN
- VIEWING ESSENTIAL
- EPC RATING D



**\*\*\* 3 BEDROOM HOUSE WITH IMPRESSIVE PRIVATE LANDSCAPED GARDENS \*\*\***

An excellent opportunity to purchase this beautifully presented 3 bedroom Mews Home which has been greatly enhanced and modernised by the current owners complementing both the period and contemporary finishes ideal for today's modern lifestyle.

Occupying an enviable position in the grounds of this converted period home approached over a sweeping driveway, immaculately kept communal grounds and having its own landscaped garden bordered by open farmland.

Set on the Western edge of the Town, ideal for commuters and with an excellent range of amenities on hand.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall with Cloaks area, spacious and elegant Lounge, impressive re-fitted Kitchen, Dining Room with appliances, Principal Bedroom with recently fitted en suite, 2 further generous Bedrooms and re-fitted Bathroom.

The property has the benefit of double glazing, personal parking for one car and garage along with beautiful, established and landscaped personal garden.

Viewing essential.

## Property details

### LOCATION

Oxon Hall sits pride of place at the top of a sweeping driveway on the Western edge of the Town with excellent facilities at nearby Bicton Heath including Shops, Supermarkets, Church, Doctors, Public Houses and Restaurants. There is a bus service to the Town Centre and easy access onto the A5/M54 motorway network.

### RECEPTION HALL

Entrance door opening to Reception Hall with Cloaks area having fitted shelving with shoe rack and coat hooks. Wooden floor covering.

### LOUNGE

A charming elegant room having sash window to the front. Wooden fire surround with marble hearth and inset, excellent range of fitted book shelving and media point. Double opening wooden and glazed doors opening to

### LOVELY RE-FITTED KITCHEN/DINING ROOM

Beautifully re-fitted with range of cream fronted shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated dishwasher, washing machine and fridge freezer, each with matching fascia panels. Inset 4 ring hob with with concealed extractor hood over and twin oven and grills beneath, cutlery and pan drawers, tiled surround and excellent range of eye level wall units with concealed lighting beneath. Peninsular divide to the Dining Room with contrasting sage green dresser unit with storage and ample space for dining table, tiled flooring throughout, double opening French doors to the garden and sun terrace, ideal for dining alfresco.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

### PRINCIPAL BEDROOM

a lovely light room having large sash window overlooking the garden and open fields beyond. Excellent range of fitted bedroom furniture comprising mirror fronted wardrobe, bed side tables and dresser unit with storage, media point.

### EN SUITE SHOWER ROOM

Attractively re-fitted with suite comprising wet wall shower cubicle with electric shower unit, wash hand basin set into vanity with storage and concealed WC. Wall mounted heated towel rail.

### BEDROOM 2

A generous sized double room having sash window to the front, wooden effect floor covering.

### BEDROOM 3

with sash window to the front, built in storage/wardrobe, wooden effect flooring.

### BATHROOM

A well appointed room with suite comprising p-shaped panelled bath with electric shower unit over, wash hand basin and concealed WC with storage beneath, attractive wet wall surrounds, heated towel rail. Tiled flooring.

### OUTSIDE

The property occupies an enviable position tucked away at the rear of the popular Oxon Hall residence. Approached over sweeping driveway around to the communal parking area where you will find once allocated space and the personal Garage.

The Rear Garden is truly a particular feature of the property, being of a good size, running down to farmland and having been beautifully established and landscaped by the current owners. Having paved sun terrace immediately adjacent to the Kitchen/Dining Room with fabulous specimen tree with large canopy providing shade and respite from the balmy summer days. Picket fence and gate gives access to further garden which has been paved and gravelled for ease of maintenance with many seating areas to take advantage of the day's sun (and shade), being well stocked with flower, shrub and herbaceous beds with array of specimen trees and hedging. To the rear is a wooden Potting Shed and beyond open farmland with lovely rural aspect.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. With each of the owners of Oxon Hall owning a share of the Freehold. There is an annual service charge of £1,800 PA as of 2024.

#### SERVICES

We are advised that all main water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





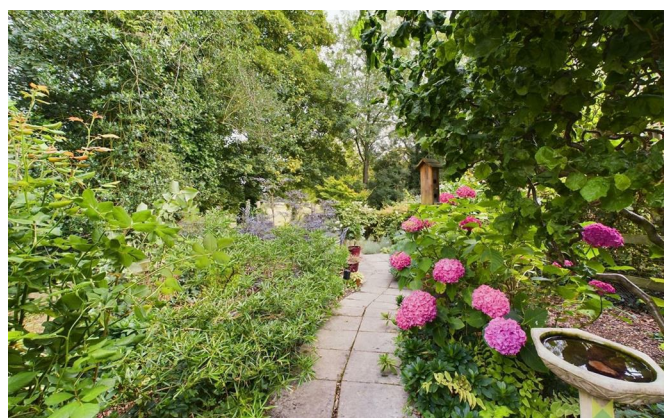
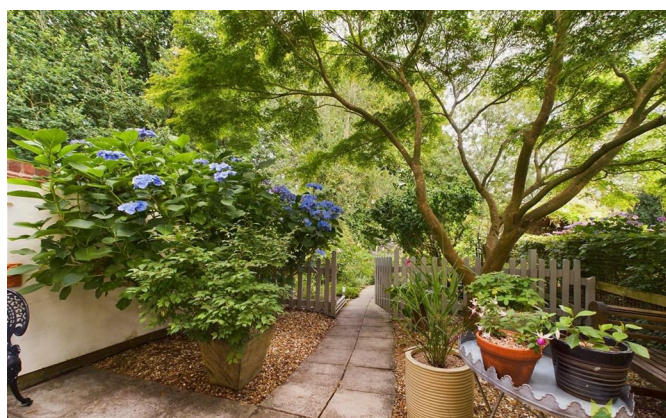
MONKS



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## Judy Bourne

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## Get in touch

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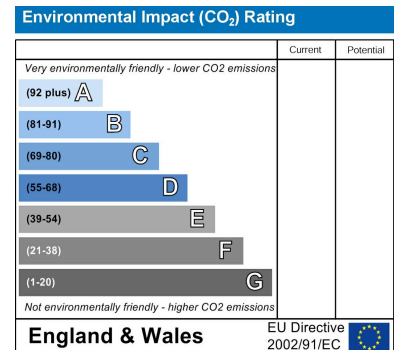
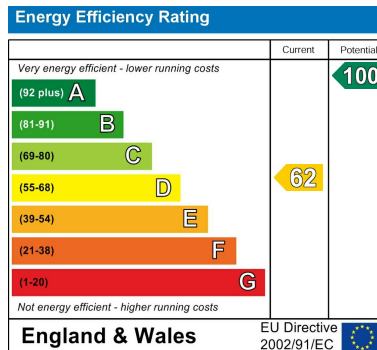
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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