

29 Oliver Road Bicton Heath Shrewsbury SY3 5FX



2 Bedroom House - Terraced
Offers In The Region Of £245,000

The features

- IMMACULATELY PRESENTED DUPLEX STYLE HOME
- PERSONAL RECEPTION HALL WITH CLOAKROOM
- BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES
- MODERN SPACIOUS BATHROOM
- TWO PARKING SPACES
- ENVIABLE LOCATION CLOSE TO AMENITIES
- GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS
- ENCLOSED GARDEN
- EPC E



***** IMPRESSIVE 2 BEDROOM DUPLEX HOME - PERSONAL GARDEN *****

An excellent opportunity to purchase this attractive two double bedroom home offering spacious and contemporary accommodation over two floors, which must be viewed to be fully appreciated.

The property occupies an enviable position within the grounds of the historic Leighton Park, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent local facilities on hand.

The accommodation which has been finished to a high standard of specification briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room, attractively fitted Kitchen with range of integrated appliances, 2 generous Bedrooms and Bathroom.

The property has its own personal enclosed Garden and one allocated parking space.

Internal inspection highly recommended to appreciate the size and standard of accommodation.

Property details

DESCRIPTION

Set within the beautiful landscaped grounds of the historic Leighton Park which forms part of an award winning conversion and development by reputable local developers Shropshire Homes.

This immaculately presented, two double bedroom home offers spacious accommodation and is set within a great community.

With feature high ceilings, spacious Reception Hall, impressive Lounge, good sized Kitchen/Dining Room which is beautifully fitted with full range of integrated appliances, Two Bedrooms. The property benefits from its own personal Garden and has two allocated parking spaces. There are additional visitor parking spaces.

The current owners have finished the internal specification to the highest standard.

Viewing Highly Recommended.

LOCATION

Leighton Park lies approximately 1.5 miles West of the Town with ease of access to the A5/M54 motorway network. There are a host of local facilities including Supermarket, Shops, Schools, Doctors, Church and is within a short stroll from the Royal Shrewsbury Hospital. There is a regular bus service to the Town Centre which boasts a range of independent Stores, two Shopping centres, Theatre and Restaurants.

RECEPTION HALL

Steps with wrought iron handrail lead up to the wooden and glazed entrance door which gives access to the Reception Hall with tiled floor, wall mounted heater.

CLOAKROOM

With low flush WC, ornate decorative wash hand basin and towel heater.

LOUNGE/DINING ROOM

A lovely light room having two windows to the rear, feature mirrored wall, tiled floor, media point and wall mounted heater.

KITCHEN

Attractively fitted with range of white high gloss fronted units incorporating single drainer sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and range of integrated appliances including fridge, freezer, dishwasher and washer dryer, all with matching fascia panels. Inset electric hob with extractor hood over and built in oven. Matching range of eye level wall units. Window to front and tiled floor.

FIRST FLOOR LANDING

From the Reception Hall staircase with carpet runners leads to the First Floor Landing with useful storage cupboard and feature high ceiling

PRINCIPAL BEDROOM

With window to the side, built in wardrobe and LVT flooring.

BEDROOM 2

Designed to create a Mezzanine sleeping area with room under for furniture. Mirrored wardrobe. LVT flooring.

BATHROOM

Attractively fitted with white suite comprising panelled bath, separate shower unit, wash hand basin and WC, complementary tiled surrounds, heated towel rail, mirrored bathroom cabinet and inset ceiling lights.

OUTSIDE

The property occupies an enviable tucked away position, from a personal gate the property is approached via the garden with pathway which is flanked by both sides with borders and lawn. Enclosed with fencing. There are one allocated parking space along with additional visitor parking. The property is approached by steps with wrought iron handrails to raised covered entrance. UPVC glazed door opens to

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 199 year lease, with 190 remaining. The annual ground rent is £120 and the annual service charge is £136 We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, gas, drainage and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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.

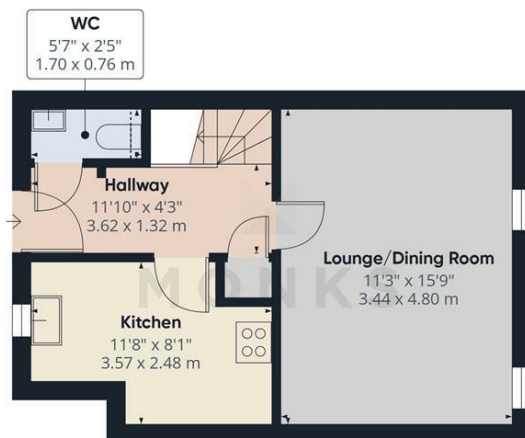
NEED TO CONTACT US

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.

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Floor 0



Floor 1



Approximate total area^m
661 ft²
61.3 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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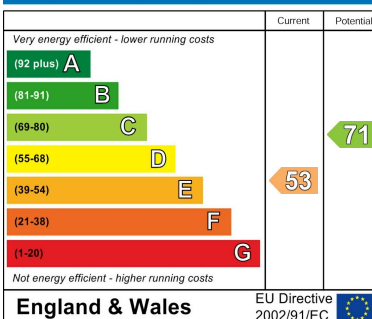
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

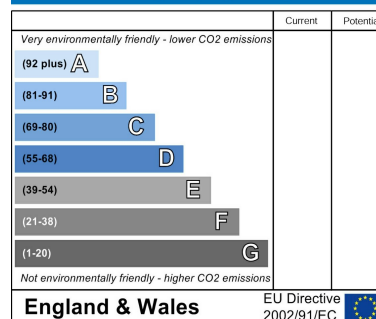
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.