

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

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £305,000

Viewing: strictly by appointment through the agent

A well-proportioned and spacious, three-bedroom end of terrace mews style house, which has the added benefit of being offered For Sale with NO UPWARD CHAIN. Oxon Hall is an impressive 18th Century Grade II listed country mansion, re-developed by renowned local builders, Shropshire Homes, to which two wings were added. The building has been sensitively converted into a collection of luxurious apartments and mews houses within landscaped gardens surrounded by grazed parkland. 29 Oxon Hall occupies a lovely position on a generous well-established plot, which extends to approximately 0.5 of an acre. Located on the edge of Shrewsbury, the development offers the benefit of a peaceful and tranquil setting, yet within close proximity to the Shrewsbury Town Centre. Links to Telford and the West Midlands are excellent with the M54/A5 link only a few minutes drive away. Shrewsbury Rail Station is around 15 minutes drive and the local bus service currently passes the development's driveway. The village of Bicton has a petrol station/garage with mini supermarket (licensed) within walking distance of Oxon Hall. A small shopping mall nearby and a well-known Farm Shop. Local medical facilities (doctor & dentist); two primary schools, and state and private secondary schools are also situated within close proximity. The accommodation briefly comprises the following: reception hallway, cloakroom, kitchen / diner, spacious lounge, first floor landing, master bedroom with en-suite shower room, two further bedrooms, bathroom, large well-established plot with a pleasing outlook towards local farmland and extending to approximately 0.5 of an acre, large single garage, allocated car parking space, ample visitor parking.

The accommodation in greater detail comprises the following:

PVC entrance door with uPVC double glazed windows above and to side, gives access to:

Reception hallway
Having tiled floor, coving to ceiling. High Heat Retention storage heater. Door from reception hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with tiled splash surround, tiled floor, wall-mounted pull cord electric heater, extractor fan to ceiling..

Door from reception hallway gives access to:

Lounge
20'8 x 13'11
Having uPVC double glazed French doors giving access to the gardens of property with uPVC double glazed window above, coal effect electric fire set to a marble style hearth with decorative fire surround, wall light points, picture rail, coving to ceiling. High Heat Retention storage heater.

Door from reception hallway gives access to:

Kitchen / diner
17'10 x 10'7
The kitchen area comprises:

Kitchen area
Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over, integrated fridge freezer, tiled splash surrounds, tiled floor, fitted worktops with inset stainless steels sink with mixer tap over, recessed spotlights to ceiling, uPVC double glazed window, uPVC door giving access to the front of property with uPVC double glazed window above.

Dining area
Having uPVC double glazed window. High Heat Retention storage heater, tiled floor, eye level and base units, fitted worktop, television aerial point.

From reception hallway stairs rise to:

First floor landing
Having loft access with pulldown ladder which leads to an attic space which was reinsulated in December 2021. High Heat Retention storage heater, double airing cupboard with hot water tank cylinder unit. Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom one
13'10 x 11'7
Having uPVC double glazed window, triple mirror fronted wardrobe, picture rail, coving to ceiling, television aerial point, wall-mounted digital electric heater. Door from bedroom one gives access to:

En-suite shower room
Having tiled shower cubicle, wall-mounted electric shower, pedestal wash hand basin, tiled splash surround, low flush WC, tiled floor, wall-mounted pullcord electric heater, extractor fan to ceiling.

Bedroom two
12'9 x 11'0
Having uPVC double glazed window, wall-mounted digital electric heater, picture rail.

Bedroom three
13'6 x 6'3
Having uPVC double glazed window, picture rail, wall-mounted digital electric heater.

Bathroom
Having timber style panelled bath, low flush WC, pedestal wash hand basin, wall-mounted heated towel rail, extractor fan to ceiling, wall-mounted pullcord electric heater, tiled floor.

Outside
The property occupies a delightful position and boasts a large well established plot, which extends to approximately 0.5 of an acre and comprises: paved pathway, paved patio area, outside lighting points, a variety of mature shrubs, plants, bushes and trees, gardens offer a pleasing aspect over local farmland. Adjacent to the property is a:

Large single garage
17'10 x 8'10
Having up and over door.

In addition to the garage there is one allocated car parking space for the property and ample visitor parking.

Services
Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

The vendor/s have informed us these details/charges are applicable:
Leasehold with a share of the freehold
Length of lease: 199 years
From 2000
Service charge: £1,100 per annum (2023)
Ground rent: N/A
Ground rent review date and price increase: N/A

Council Tax Banding D

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of

transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

