



HOLLAND
BROADBRIDGE

**Apartment 2, Oxon Hall Holyhead Road, Bicton, Shrewsbury,
Shropshire, SY3 8BW
Auction Guide £160,000**



Holyhead Road

Bicton, Shrewsbury, Shropshire, SY3 8BW



- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- View, Bid & Buy
- Priced to Sell
- Buy with Finance
- Subject to Reserve Price
- The Modern Method of Auction
- Online Bidding Available
- Fixed Timescales for Exchange and Completion
- BID ON ME

A stylish and unique opportunity to acquire a well maintained two bedroom ground floor duplex apartment with a stunning mezzanine kitchen/dining room and private patio area. Oxon Hall is a fabulous Grade II listed building and is approached along a tree lined driveway from the Holyhead Road and stands in beautiful gardens and grounds with adjacent countryside, yet being a short distance to local amenities, schools, pubs/restaurants and road links to the A5, M54 and beyond. Also being a 10 minute drive to the Shrewsbury town centre. The property has the benefit of NO UPWARD CHAIN and viewing is highly recommended by the selling agent.

The accommodation briefly comprises: Grand communal entrance hall, living room, inner hall, master bedroom with en-suite bathroom, bedroom two/study, shower room, mezzanine kitchen/dining room, garage, allocated private car parking space, communal garden and grounds.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

The accommodation in greater detail comprises the following:



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iam sold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Grand communal entrance hall with access to the apartment having private post box.

Living room

19'0 x 19'8

Having two large sash windows overlooking the communal gardens, fixed shoe cupboard, oak stripped flooring, spiral staircase leads to the mezzanine floor, three electric storage heaters/radiator, three wall light points, intercom telephone system. The room benefits from having a high ceiling with ornate cornice.

Door to:



Inner hall

Having built-in storage cupboard, oak stripped flooring.

Doors from inner hall then gives access to Two bedrooms and bathroom.

Master bedroom

12'9 x 13'9

Having French doors leading to the communal gardens and private patio, built-in wardrobe with mirrored sliding door, oak stripped floor, electric storage heater.

Door to:

En-suite bathroom

Having a white suite comprising: panel bath with shower over, tiled splash surrounds, WC, wash hand basin, tiled flooring.

Bedroom two/study

9'0 x 9'10

Having French doors leading to the communal garden, oak stripped flooring, electric storage heater.

Shower room

7'2 x 5'10

Fully tiled and comprising: walk-in shower cubicle, WC, vanity wash hand basin, wall units with fitted mirror, heated towel rail.

From the living room, the spiral staircase leads to:

Mezzanine kitchen/dining room

19'8 x 9'8

Fitted with a range of cupboards and drawers to work surface areas, wine rack and plate shelving, stainless steel 1 1/2 bowl sink with mixer tap over, tiled splash areas, integrated double oven, four ring electric hob with cooker hood, washing machine, integrated fridge freezer, dishwasher, tiled floor, window overlooks the gardens, separate dining area with wood effect flooring, electric storage heaters.

Garage and Private allocated parking space

17'8 x 7'6

Communal gardens and surrounds

Surrounded by extensive landscaped grounds for resident use, with area with lawn, specimen trees, woodland and wildlife pool, as well as some lovely rural walks, communal bin store.

Directions

From Shrewsbury take the A458 The Mount, proceed for approximately 1.3 miles to the traffic light, take a right turn onto the B4380 Shelton Road and continue over the traffic lights. Approximately 0.9 of a miles turn left into driveway of Oxon Hall and Apartment Two can be located on the right-hand wing of the building.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations

COUNCIL TAX B



Tenure

We are advised that the property is LEASEHOLD with 'Share of Freehold'
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 199 years from 1.1.2000 175 years remain
Ground rent N/A
Service charge £2715.50 PA

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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 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.



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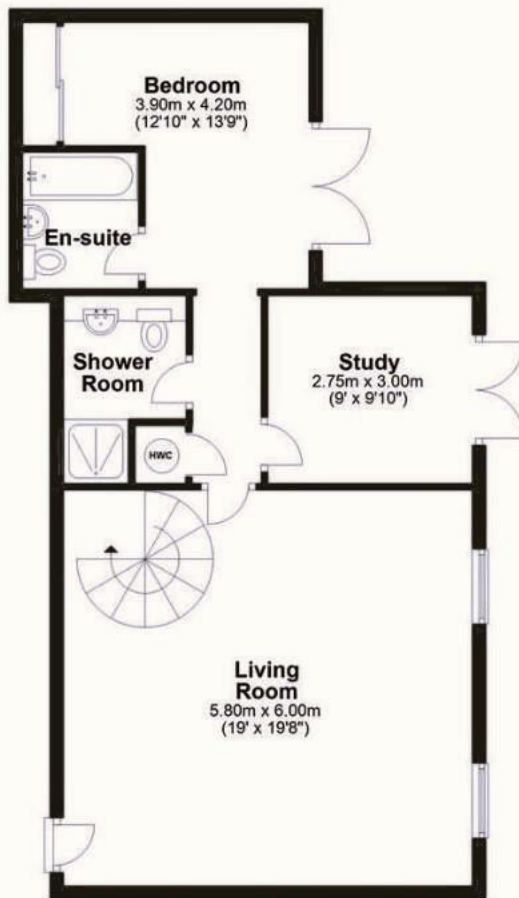






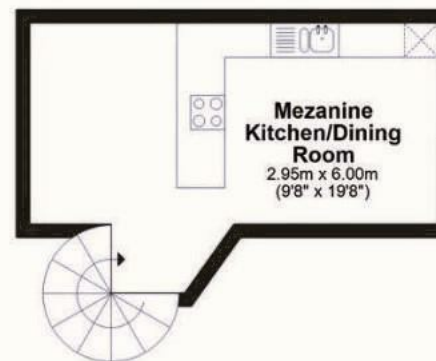
Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

Not to Scale
Plan produced using PlanUp.



HOLLAND
BROADBRIDGE

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