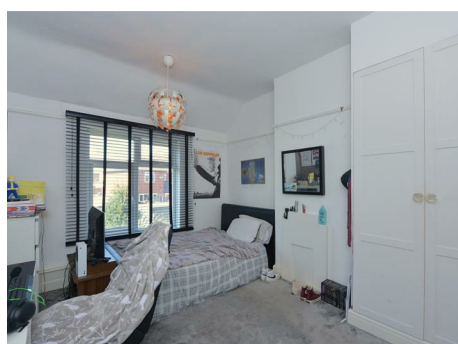
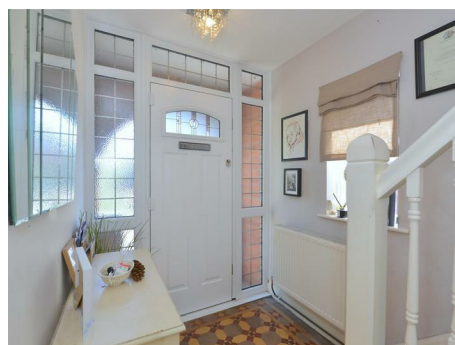


6 Oakley Avenue, Belle Vue, Shrewsbury, Shropshire, SY3
7LA

www.hbshrop.co.uk



Offers In The Region Of £365,000

Viewing: strictly by appointment
through the agent



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 are 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.

An attractive spacious and extended bay fronted period, three bedroom semi-detached house. The property is situated within this desirable residential location within close proximity to excellent amenities, the Shrewsbury town centre and the local bypass. Viewing is recommended.

The accommodation briefly comprises, the following: Storm porch, reception hallway, bay fronted lounge, extended kitchen / diner, first floor landing, three bedrooms, bathroom, generous driveway, generous sectional garage (in need of repair), low maintenance front garden, mature rear enclosed gardens, upvc double glazing, gas fired central heating, sought after residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch

With double glazed entrance door with upvc double glazed window to side, gives access to:

Reception hallway

Having period style floor, upvc double glazed window to side, radiator, under-stairs storage cupboard. Door from reception hallway gives access to:

Bay fronted lounge

13'11 x 11'7

Having period fireplace, walk-in bay with upvc double glazed windows to front, wood effect flooring, radiator, picture rail.

Door from reception hallway gives access to:

Extended kitchen / diner

17'10 x 17'5

The kitchen area comprises: Eye level and base units, built-in cupboard and drawers, fitted worktop, breakfast bar, inset sink with drainer unit to side and mixer tap over, tiled splash surrounds, tiled floor, wall-hung cooker canopy, integrated fridge and freezer, upvc double glazed window to the rear, Velux roof window, cupboard housing gas fired central heating boiler.

The dining area comprises: Tiled floor, upvc double glazed French doors giving access to the rear gardens, base storage cupboards.

From reception hallway stairs rise to:

First floor landing

Having radiator, upvc double glazed window to side, loft access. Doors then give access to three bedrooms and bathroom.

Bedroom one

14'10 x 10'10

Having open fronted fitted wardrobe, upvc double glazed walk-in bay window to front, radiator, picture rail.

Bedroom two

12'5 x 10'11

Having upvc double glazed window to the rear, period fireplace, fitted double wardrobe, radiator, picture rail.

Bedroom three

7'9 x 6'7

Having upvc double glazed window to front, radiator, wood effect flooring.

Bathroom

Having a white suite comprising: P-shaped panelled bath with drench shower over, wall-hung wash hand basin, WC with hidden cistern, tiled floor, tiled to walls, heated chrome style towel rail, wall-mounted extractor fan, upvc double glazed window to rear.

Outside - Front

To the front of the property there is a tarmacadam driveway with timber gates leading to a further tarmacadam driveway leading to the side of the property. The front garden is stoned with mature bushes. From the driveway access is given to:

Generous sized sectional garage

Having an up and over door, service door to side (The garage is in need of repair).

Outside - Rear

The rear gardens comprise: Decked area, lawned area, timber garden shed, mature shrubs, bushes, outside cold tap. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas 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 Band C

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.

Tenure

We are advised that the property is freehold but this has 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.

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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

