



9 Oliver Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5EX

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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.
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**Offers In The Region Of £315,000**

Viewing: strictly by appointment through the agent



Having NO UPWARD chain this is a most attractive, spacious and well presented two double bedroom Grade II listed terrace house, having high ceilings, a beautifully landscaped well established large rear garden. The property occupies a pleasing position on this prestigious development, which was redeveloped by renowned local builders Shropshire Homes and is within close proximity to excellent amenities, schooling and being well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: reception hallway, under-stairs cloakroom, lounge, modern kitchen/diner with a range of built-in Neff appliances, garden room, first floor landing, master bedroom with en-suite bathroom, further bedroom with en-suite shower room, enclosed front garden/vegetable plot, beautifully landscaped well established large rear southerly facing gardens, two allocated car parking spaces, double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises the following:

Double glazed entrance door with double glazed window above gives access to:

**Reception hallway**  
Having tiled floor, radiator, under-stairs storage cupboard.

Doors from reception hallway gives access to:

**Under-stairs cloakroom**  
Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, radiator, wall mounted extractor fan.

Door from reception hallway gives access to:

**Lounge**  
12'11 x 9'7  
Having two double glazed windows to front, radiator, picture rail, wall mounted digital control heating panel.

Doors from reception hallway give access to:

**Modern kitchen/diner**  
22'01 x 9'11  
The dining area comprises: tiled floor, double glazed window to rear, radiator, storage cupboard. The kitchen area comprises: modern eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, five ring Neff gas hob with Neff stainless steel cooker canopy over, integrated Neff oven, microwave to side, fridge and freezer, washing machine, dishwasher, tiled floor.

Arch from kitchen/diner gives access to:

**Garden room**  
12'9 x 8'8  
Having a range of double glazed windows overlooking the properties lovely rear gardens, tiled floor, double glazed door giving access to rear of property.

From reception hallway stairs rise to:

**First floor landing**  
Having double glazed window to front, radiator, cupboard housing pressurised water system.

Doors from first floor landing give access to: Two double bedrooms

**Bedroom one**  
13'1 max into recess reducing down to 9'5  
Having two double glazed windows to front, radiator, fitted mirror fronted double wardrobe with storage cupboard above, wall mounted digital heating control panel, picture rail.

Door from bedroom gives access to:

**En-suite bathroom**  
Having a modern three piece suite comprising: panelled bath with mixer shower over, folding glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, recessed spotlights to ceiling, wall mounted extractor fan, part tiled to walls, tiled floor, heated towel rail.

**Bedroom two**  
13'1 x 10'1  
Having double glazed window to rear, built-in mirror fronted double wardrobe, picture rail.

Door to:

**En-suite shower room**  
Having tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, heated towel rail, shaver point, wall mounted extractor fan, recessed spotlights to ceiling.

**Outside**  
To the front of the property there is an enclosed front garden having paved pathway/patio area, raised vegetable plot.

**Rear gardens**  
The rear gardens are a fantastic feature pf the property being generous in size and well established comprising: gated pedestrian access leading to a paved pathway and paved sun terrace area, lawned gardens, a variety of mature shrubs, plants, bushes, fruit trees and flowers etc. The rear gardens are enclosed. The property has the added benefit of two parking space (one to the front and the other to the rear of the property).

**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**

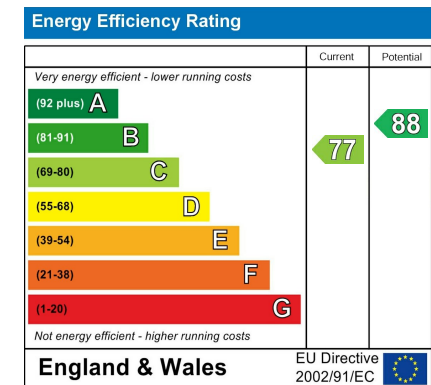
**Tenure**  
We are advised that the property is LEASEHOLD.  
The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is 992 years  
Ground rent £282.65 per annum  
Ground rent and review date increase is every 5 years and increase is linked to retail price index.  
Service charge £1,002.00 per annum

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.



## FLOORPLANS

