



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Oxon Hall, Holyhead Road, Bicton, Shrewsbury,
SY3 8BW**

£215,000 Region

To view this property please call us on **01743 236 800** Ref: C7378/GM/KQ

A well appointed and well presented, two bedroom, first floor apartment.

This well appointed and well presented, two bedroom first floor apartment, provides spacious accommodation presented to an exacting standard. The accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, master bedroom with en suite shower room, further second bedroom and principal bathroom. Garage and allocated parking. Access to the communal gardens and woodland area. The apartment has the benefits of electric central heating and PVCu double glazing. NO UPWARD CHAIN.

The property is located in this upmarket conversion of high quality apartments and is ideally located on the outskirts of Shrewsbury, close to excellent amenities including the Royal Shrewsbury hospital, frequent bus service and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

First Floor
Approx. 742.3 sq. feet



Total area: approx. 742.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

COMMUNAL ENTRANCE HALL

Staircase rising to the first floor, where there is an entrance door to:

PRIVATE ENTRANCE HALL

Built in store cupboard

LOUNGE

13'0" x 16'7" (3.97m x 5.06m)

Window to the side with beautiful outlook

Feature fireplace

KITCHEN / DINING ROOM

13'5" x 11'10" (4.09m x 3.60m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash

Range of integrated appliances

Windows to the front and side with a pleasing outlook

Ceiling spotlights

Tiled floor

BEDROOM 1

12'10" x 9'7" (3.91m x 2.91m)

Built in double wardrobe with sliding mirror fronted doors

Window to the side with a pleasing outlook

EN SUITE SHOWER ROOM

Tiled shower cubicle

Wash hand basin, wc

BEDROOM 2

9'7" x 8'8" (2.91m x 2.64m)

BATHROOM

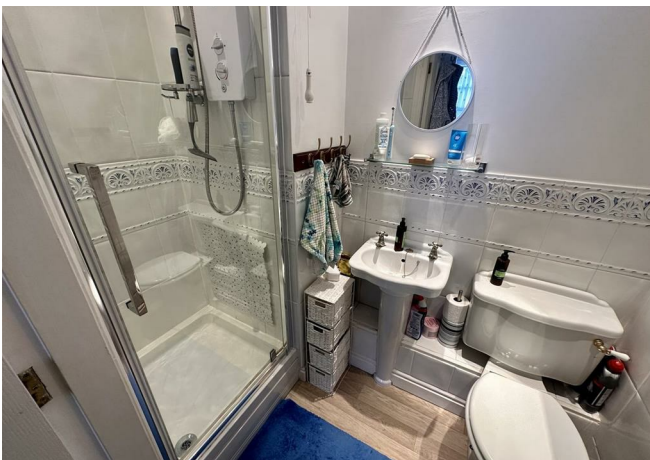
Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property enjoys the use of extensive and beautifully landscaped communal gardens, with water feature, immaculately kept lawns, as well as parkland style gardens with woodland and natural areas including a large pond. The owners also have use of a car washing area and bike shed.

Garage and private allocated parking.

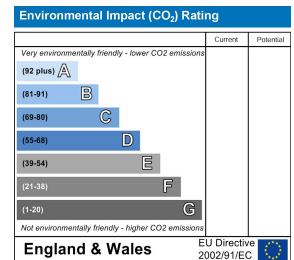
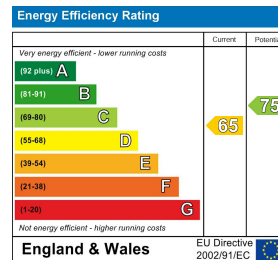


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed out of town on the B4380 (Holyhead Road) towards Montford Bridge. Shortly before entering the village of Bicton, the entrance to Oxon Hall will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We are advised that this property is Leasehold - Share of Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:

rightmove.co.uk
The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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