



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

45 Oliver Road, Bicton Heath, Shrewsbury, SY3 5FX

£250,000 Region

To view this property please call us on **01743 236 800** Ref: T7846/WM/KQ

An immaculately presented Grade II Listed two bedroom leasehold terraced property.

A well proportioned and immaculately presented, modern, two bedroom leasehold property, built only 4 years ago by the renowned Shropshire Homes, briefly comprising; entrance hall, cloakroom, kitchen/dining room with integrated appliances, second bedroom with en suite shower room, living room, master bedroom with en suite bathroom. Private garden to the front and two car parking spaces. The property benefits from gas fired central heating and double glazing.

The property occupies a popular and convenient location close to excellent local amenities including; shops and schools, the Royal Shrewsbury Hospital and town centre, while also being well placed within easy reach of the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN / DINING ROOM

9'10" x 23'9" (3.00m x 7.24m)

Fitted with a range of matching modern units with integrated appliances

Window to the rear

BEDROOM 2

12'3" x 10'7" (3.73m x 3.23m)

Built in wardrobe with sliding doors

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

LIVING ROOM

9'10" x 16'11" (3.00m x 5.16m)

Wood flooring

Feature window to the rear

BEDROOM 1

10'6" x 16'1" (3.20m x 4.90m)

Built in wardrobes with sliding doors

EN SUITE BATHROOM

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

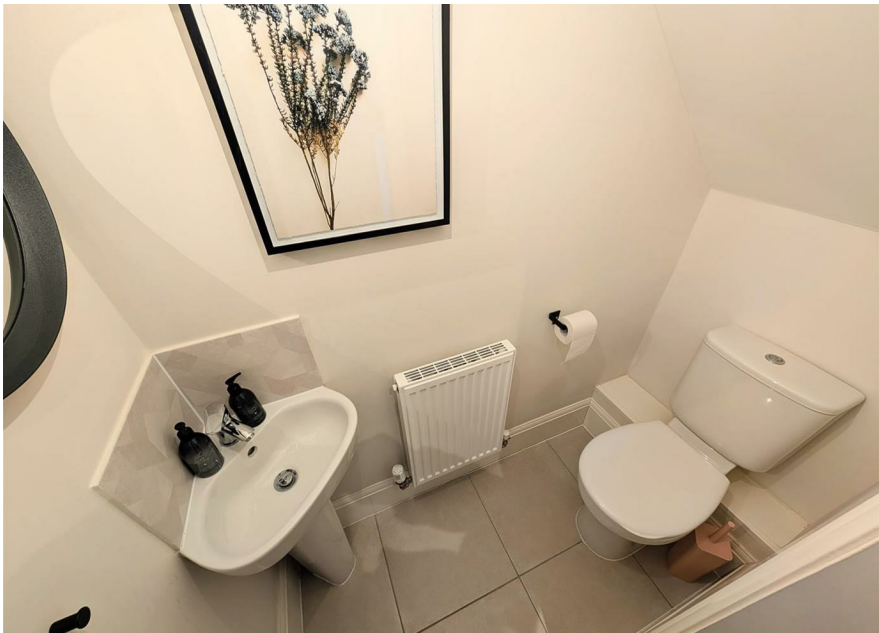
Private enclosed garden to the front of the property.
Bicycle and bin store.

Two car parking spaces.



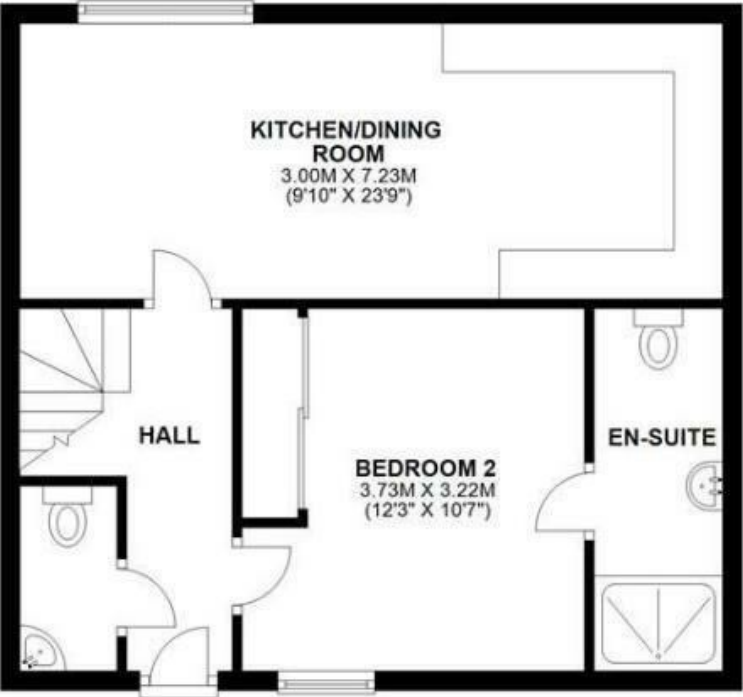




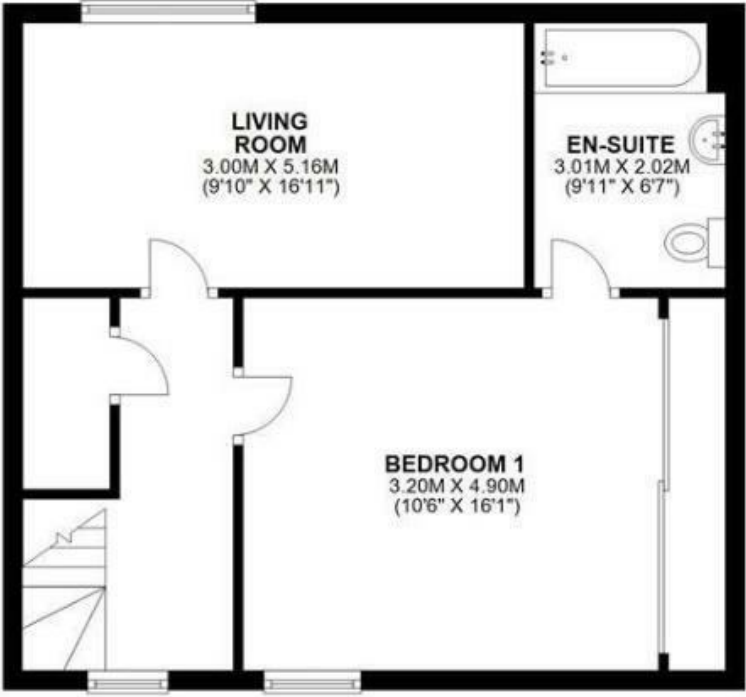


FLOOR PLANS ...

GROUND FLOOR



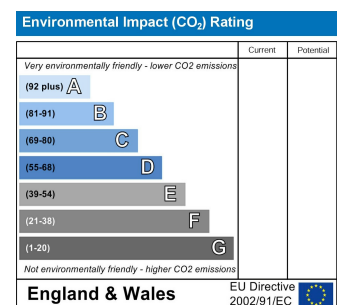
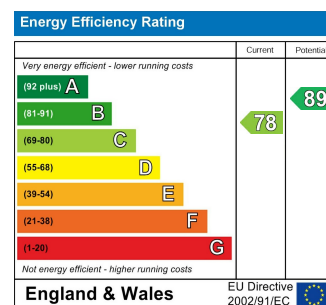
FIRST FLOOR



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the second exit and continue the full length of The Mount to the traffic lights. Proceed through the traffic lights onto the A458 Welshpool Road and after a short distance, turn left into Leighton Park. Continue to the end, turning right, then after a further distance, turn right onto Oliver Road, where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold 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: D

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:



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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones