



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Oxon Hall, Holyhead Road, Shrewsbury, SY3 8BW**

**Offers in the Region of  
£145,000**

To view this property please call us on **01743 236 800** Ref: T8144/SL/KQ/lrd

A charming ground floor one-bedroom apartment forming part of an attractive Grade II listed building, offering a considerate blend of character and modern comfort.

Externally, the apartment enjoys a private garden, ideal for relaxing or entertaining, along with the added advantage of allocated parking. Set within beautifully maintained parkland surroundings, the property is complemented by carefully manicured communal gardens and grounds.

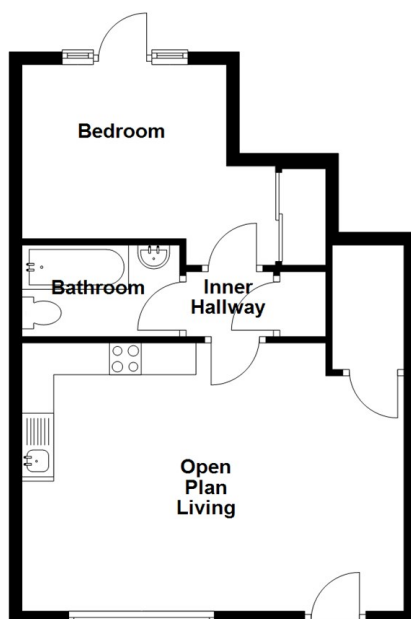
The property benefits from its own private entrance and features a well-presented open plan living and kitchen area, a comfortable double bedroom, and a modern bathroom. Further benefits include electric heating and double glazing throughout.

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

Floor Plan



Total area: approx. 497.7 sq. feet

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

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## INSIDE THE PROPERTY

### LIVING/DINING ROOM / KITCHEN

13'11" x 19'9" (4.23m x 6.02m)

Kitchen fitted with a range of matching wall and base units and integrated appliances

Floor to ceiling windows providing natural light

Door to private garden

### INNER HALLWAY

### BEDROOM

5'3" x 10'7" (1.60m x 3.23m)

Built in wardrobes

Door to courtyard

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

South facing private garden providing an ideal seating/entertaining area.

Allocated parking space and further visitors parking.

The property also enjoys the use of beautifully landscaped gardens with immaculately kept lawns with parkland style gardens and woodland. Feature pond and central water feature. The residents also enjoy the use of a car washing area and locked bike store.

This property may be subject to additional management service charges.

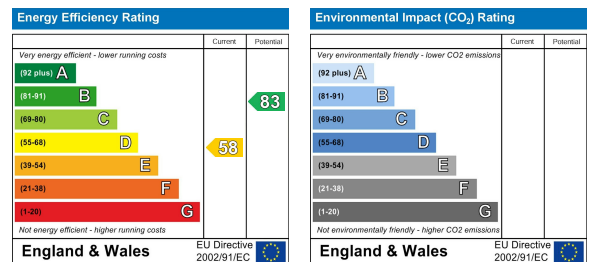


## HOW TO FIND THIS PROPERTY

From Shrewsbury town centre, head west, following signs for the A458 / Welshpool. Proceed over the Welsh Bridge (A458) out of the town centre. Continue straight on the A458 (Welshpool Road). After approximately 1.5–2 miles, turn left onto Holyhead Road (A5), signposted for Oswestry. Continue along Holyhead Road for a short distance. Oxon Hall will be located on your left-hand side, set within its grounds. Approximate travel time: 5–10 minutes, depending on traffic.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, 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: B

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. Images may have been enhanced.

### 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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**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