



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **32 Oaklands, Bicton Heath, Shrewsbury, Shropshire, SY3 5BG**

**£167,000**

This appealing 2 bedroom house is offered with no upward chain. Enjoying an attractive courtyard setting along with a private enclosed garden, accommodation includes: Hall, Living/Dining Room, Spacious Conservatory, Kitchen, 2 good sized Bedrooms, modern Bathroom. GCH (boiler replaced in 2022), DG, Allocated Parking. Convenient popular location.



## **32 Oaklands, Bicton Heath, Shrewsbury, Shropshire, SY3 5BG**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Double glazed entrance door.

### **Hall**

Radiator, useful understairs storage cupboard.

### **Living/Dining Room**

Wood style laminate flooring, feature glass block wall divides from Dining/Study Area, double radiator, 2 double glazed windows, freestanding ornamental fireplace with surround, double doors lead to Conservatory. Staircase with feature double glazed bay window to the front leads to First Floor Landing.

### **Kitchen**

Fitted with units with laminated worktops to 3 wall areas, inset sink unit, tiled surround to work areas, integrated electric oven, 4 ring gas hob with filter hood above, wall mounted Vailant gas central heating boiler, double glazed window looks over attractive courtyard setting to the front.

### **Victorian Style Conservatory**

uPVC double glazed construction, French doors lead to rear garden.

### **First Floor Landing**

Double glazed window to the front, access to roof space.

### **Bedroom 1**

Radiator, double glazed window with open aspect to the rear, range of fitted wardrobes to one wall.

### **Bedroom 2**

Radiator, double glazed window to the rear.

### **Bathroom**

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin and WC, radiator, double glazed window to the front, extractor.

### **Outside - Front**

Gravelled front garden with pathway to entrance door.

### **Rear Garden**

A private rear garden enclsoed by timber fencing. Approached onto a paved patio, central circular patio and slate beds around. Gated access to the rear. Allocated parking space.

### **Services**

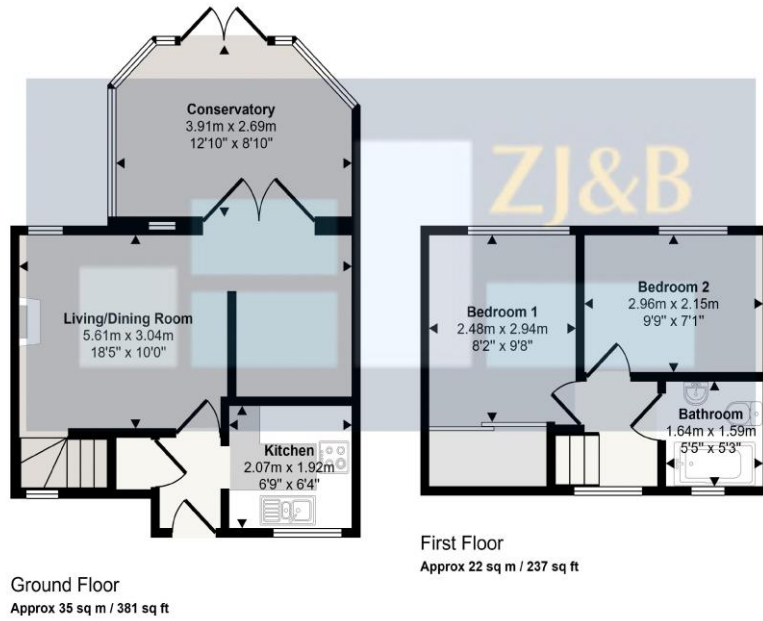
We understand that mains water, drainage, gas and electricity are connected to the property.

### **Council Tax Band A**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
57 sq m / 618 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**