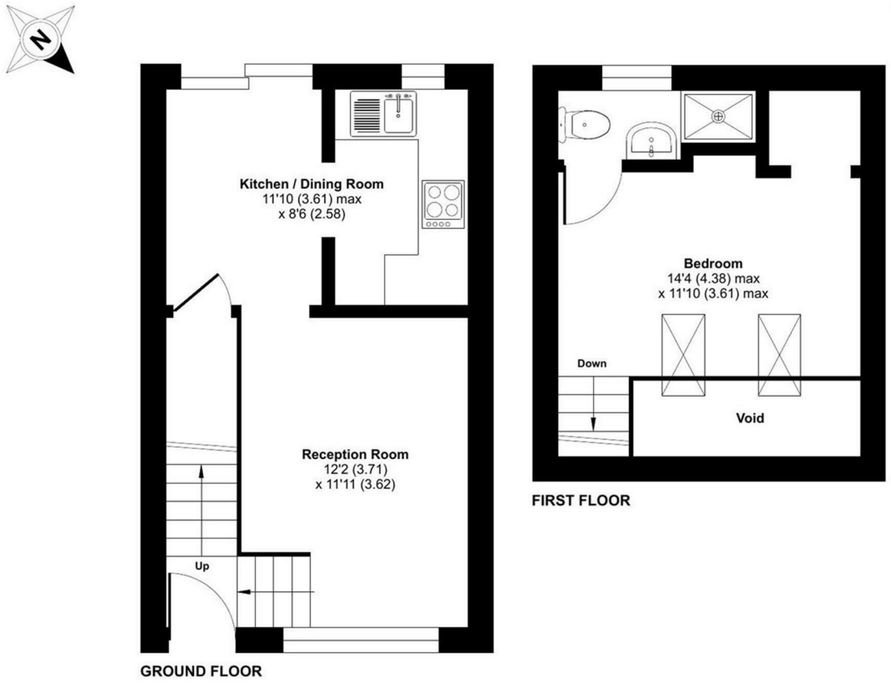
FOR SALE

37 Oaklands, Bicton Heath, Shrewsbury, SY3 5BG

Approximate Area = 393 sq ft / 36.5 sq m

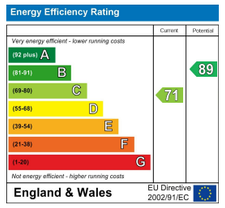
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1502482

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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FOR SALE

Offers in the region of £120,000

37 Oaklands, Bicton Heath, Shrewsbury, SY3 5BG

A generously proportioned terraced property, with excellent scope for improvement, set with parking and easily maintained gardens in this popular location.

FOR SALE

Close to amenities.

1 Reception Room/s | 1 Bedroom/s | 1 Bath/Shower Room/s

- **Popular residential area**
- **Gas fired central heating**
- **Scope for modernisation**
- **Easily maintained gardens**
- **Allocated parking space**
- **NO ONWARD CHAIN**

DIRECTIONS
From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, taking the second exit heading up The Mount. Proceed onto the Welshpool Road. Continue straight ahead heading over the mini roundabout and take the second left turn onto Gains Park Way and proceed taking the third left turn onto Gains Avenue.

SITUATION
The property is conveniently located within the established residential development of Gains Park which offers a number of amenities including a Nisa mini supermarket, bakery, hair dressers, selection of takeaways, public house and a community centre. Also within close proximity is a larger Coop supermarket. The county town of Shrewsbury has a wide range of facilities and a fashionable range of amenities together with a rail service.

DESCRIPTION
37 Oaklands is a most desirable terraced property offering an excellent opportunity for buyers seeking a home to renovate and personalise. Requiring a scheme of modernisation and improvement throughout, the property provides the perfect blank canvas for purchasers to introduce their own style and design.

A panelled part-glazed entrance door opens into the welcoming living room, which features a contemporary electric fire as an attractive focal point. Stairs rise to the first floor, while a generous understairs cupboard offers useful storage. The dining room enjoys sliding patio doors leading out to the rear garden, allowing plenty of natural light and creating an ideal space for dining and entertaining. An archway leads through to the kitchen, which is fitted with a range of eye and base level units incorporating cupboards and drawers with complementary work surfaces over. There is a stainless steel sink and drainer together with part-tiled walls.

To the first floor, the bedroom is well proportioned and benefits from two Velux windows, access to the loft space and a built-in storage cupboard housing the gas-fired central heating boiler. The shower room is fitted with a suite comprising a low-level WC, wash hand basin and shower cubicle, complemented by inset tiling and part-tiled walls.

OUTSIDE
Externally, the property benefits from a designated parking space within a residents-only car park. The gardens are situated predominantly to the rear and are of a good size, currently offering patio seating areas and sections of lawn.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.