

SAMUEL WOOD

61 Oliver Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5FX

Offers In The Region Of £170,000



61 Oliver Road

Bicton Heath, Shrewsbury, Shropshire, SY3 5FX

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- *NO CHAIN*
- High Specification Kitchen with Integrated Appliances
- One Double Bedroom with Built-in Wardrobe
- Electric Room Heaters
- Communal Car Park with Allocated Space & Visitor Spaces
- Beautifully Presented Apartment
- Spacious Living Room
- Contemporary Bathroom
- Immaculately Maintained Communal Grounds
- EPC Rating D

NO CHAIN Samuel Wood is delighted to offer for sale this beautifully presented first floor apartment on Oliver Road, Bicton Heath, Shrewsbury. The property boasts high specification spacious contemporary living comprised over one floor within a well designed layout offering excellent flow and ample natural light throughout. Complemented by a private communal car park with allocated space and visitor spaces, bin/bicycle storage as well as immaculately maintained communal grounds. Situated near local amenities such as pubs, shops, a petrol station, bus route, within good school catchment and practical road links. Viewing is high recommended by the selling agent.

A contemporary, high-specification first-floor apartment situated on Oliver Road, Bicton Heath, Shrewsbury. The property is entered via a welcoming hallway, with useful storage space to the left and a well-proportioned double bedroom with built-in wardrobe to the right. The hallway then opens into a generously proportioned open-plan kitchen and living area, creating a bright and versatile space for both everyday living and entertaining.

The contemporary kitchen is fitted with a range of integrated appliances and flows seamlessly into the spacious living area, which benefits from impressive triple-aspect windows. These provide excellent levels of natural light and give the room a bright, airy and modern feel. Completing the accommodation is a stylish, high-specification bathroom with shower, conveniently positioned off the main kitchen and living space.

Externally, the apartment benefits from access to a communal car park, including an allocated parking space and additional visitor parking. Further practical facilities include dedicated bin storage and bike storage, while the communal grounds are immaculately maintained, providing an attractive and well-kept setting. Overall, this is a well-presented contemporary apartment offering high-quality accommodation, excellent natural light and a range of desirable modern features.







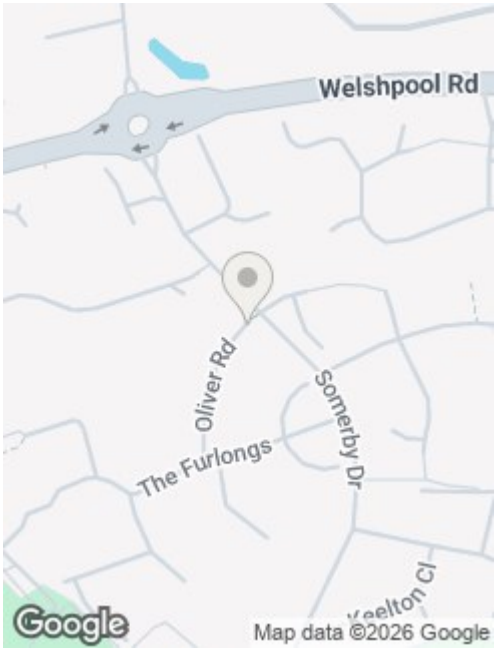












Directions

Services: We understand that the property has mains electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 2Mbps, Superfast 55Mbps & Ultrafast 2300Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 189 years remaining
Service Charges: £530 per 6 months (£1060 per annum)
Ground Rent: £170 per annum with Centrick (new property management company)
Next Ground Rent Review Period: January 2027

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

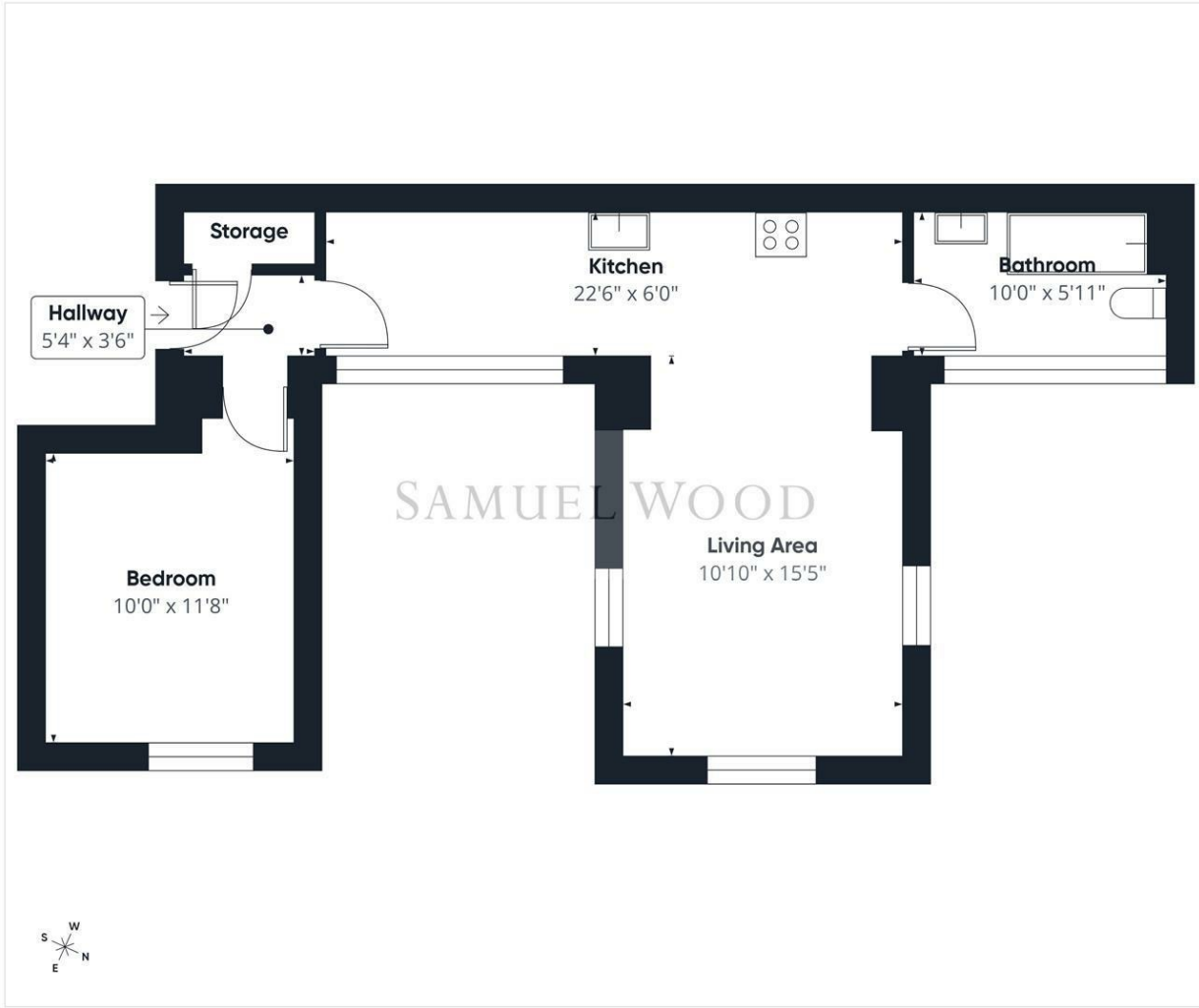
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.




Colgate
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MAX WHITE

Floor Plans



SAMUEL WOOD

Approximate total area(1)

539 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.