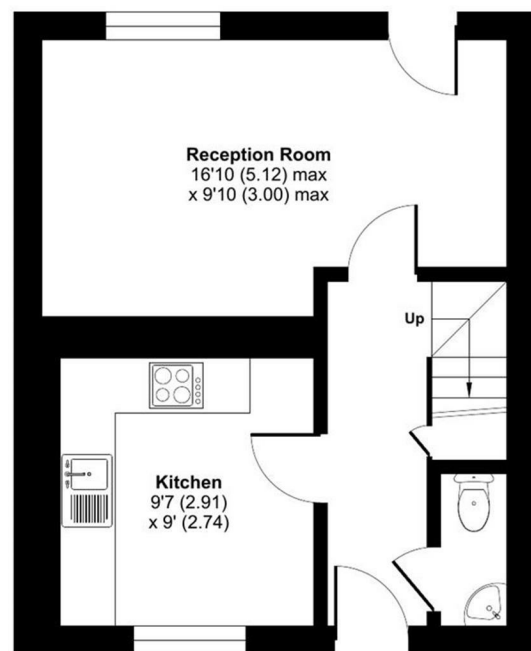


FOR SALE

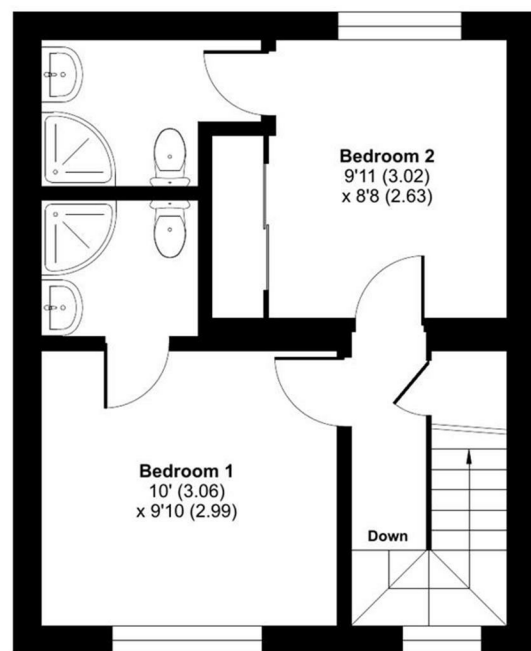
1 Oliver Road, Bicton Heath, Shrewsbury, SY3 5FX



Approximate Area = 692 sq ft / 64.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1431178



FOR SALE

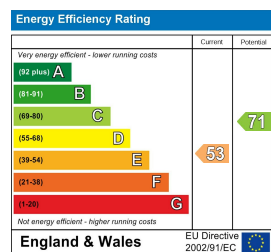
Offers in the region of £285,000

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

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



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



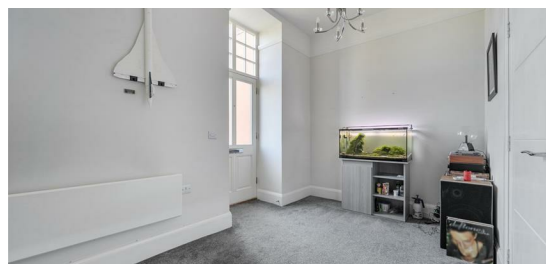
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Sought after development
- Characterful property with a contemporary finish
- 2 double bedrooms both with en-suites
- Large sitting room
- Front and rear access doors leading to private garden and patio
- Private allocated parking

DESCRIPTION

This impressive two double bedroom home offering spacious and contemporary accommodation, which must be viewed to be fully appreciated.

Beautifully finished to the highest standard of specification by reputable local developers Shropshire Homes and occupying an enviable position within the grounds of the Historic Leighton Park close to all amenities.

With feature high ceilings, spacious reception hall, impressive sitting/dining room, good sized kitchen which is beautifully fitted with full range of integrated appliances. On the first floor there are two double bedrooms both with en-suite facilities.

Set within the beautiful landscaped grounds of the historic Leighton Park which forms part of an award winning conversion and development by reputable local developers Shropshire Homes.

OUTSIDE

The property has its own personal enclosed garden and its own personal patio garden, one to the front and one to the rear. There is private allocated parking as well as visitors spaces.

GENERAL REMARKS

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then into The Furlongs, proceed round to the right and the apartment will be found on the right hand side.

SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive number of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

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.

TERMS OF LEASE

199 years from 1st January 2016
188 years remaining on the lease
Ground rent: £150 per annum
Service charge: approx £1200 per annum

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 'C' on the Shropshire Council Register.

VIEWINGS

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