



6 Oakley Avenue, Belle Vue, Shrewsbury, Shropshire, SY3 7LA

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**Offers In The Region Of £355,000**

Viewing: strictly by appointment through the agent

An attractive spacious and extended bay fronted period, three bedroom semi-detached house. The property is situated within this desirable residential location within close proximity to excellent amenities, the Shrewsbury town centre and the local bypass. Viewing is recommended.

The accommodation briefly comprises, the following: Storm porch, reception hallway, bay fronted lounge, extended kitchen / diner, first floor landing, three bedrooms, bathroom, generous driveway, generous sectional garage (in need of repair), low maintenance front garden, mature rear enclosed gardens, upvc double glazing, gas fired central heating, sought after residential location. Viewing is recommended.

The accommodation in greater detail comprises:

**Storm porch**

With double glazed entrance door with upvc double glazed window to side, gives access to:

**Reception hallway**

Having period style floor, upvc double glazed window to side, radiator, under-stairs storage cupboard. Door from reception hallway gives access to:

**Bay fronted lounge**

13'11 x 11'7

Having period fireplace, walk-in bay with upvc double glazed windows to front, wood effect flooring, radiator, picture rail.

Door from reception hallway gives access to:

**Extended kitchen / diner**

17'10 x 17'5

The kitchen area comprises: Eye level and base units, built-in cupboard and drawers, fitted worktop, breakfast bar, inset sink with drainer unit to side and mixer tap over, tiled splash surrounds, tiled floor, wall-hung cooker canopy, integrated fridge and freezer, upvc double glazed window to the rear, Velux roof window, cupboard housing gas fired central heating boiler.

The dining area comprises: Tiled floor, upvc double glazed French doors giving access to the rear gardens, base storage cupboards.

From reception hallway stairs rise to:

**First floor landing**

Having radiator, upvc double glazed window to side, loft access. Doors then give access to three bedrooms and bathroom.

**Bedroom one**

14'10 x 10'10

Having open fronted fitted wardrobe, upvc double glazed walk-in bay window to front, radiator, picture rail.

**Bedroom two**

12'5 x 10'11

Having upvc double glazed window to the rear, period fireplace, fitted double wardrobe, radiator, picture rail.

**Bedroom three**

7'9 x 6'7

Having upvc double glazed window to front, radiator, wood effect flooring.

**Bathroom**

Having a white suite comprising: P-shaped panelled bath with drench shower over, wall-hung wash hand basin, WC with hidden cistern, tiled floor, tiled to walls, heated chrome style towel rail, wall-mounted extractor fan, upvc double glazed window to rear.

**Outside - Front**

To the front of the property there is a tarmac driveway with timber gates leading to a further tarmac driveway leading to the side of the property. The front garden is stoned with mature bushes. From the driveway access is given to:

**Generous sized sectional garage**

Having an up and over door, service door to side (The garage is in need of repair).

**Outside - Rear**

The rear gardens comprise: Decked area, lawned area, timber garden shed, mature shrubs, bushes, outside cold tap. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Band C**

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

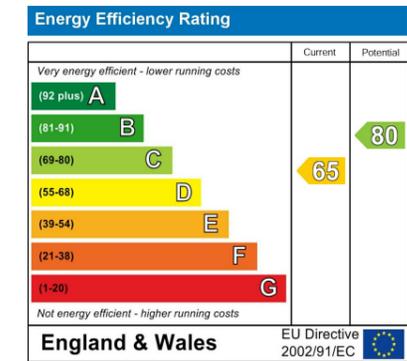
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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

