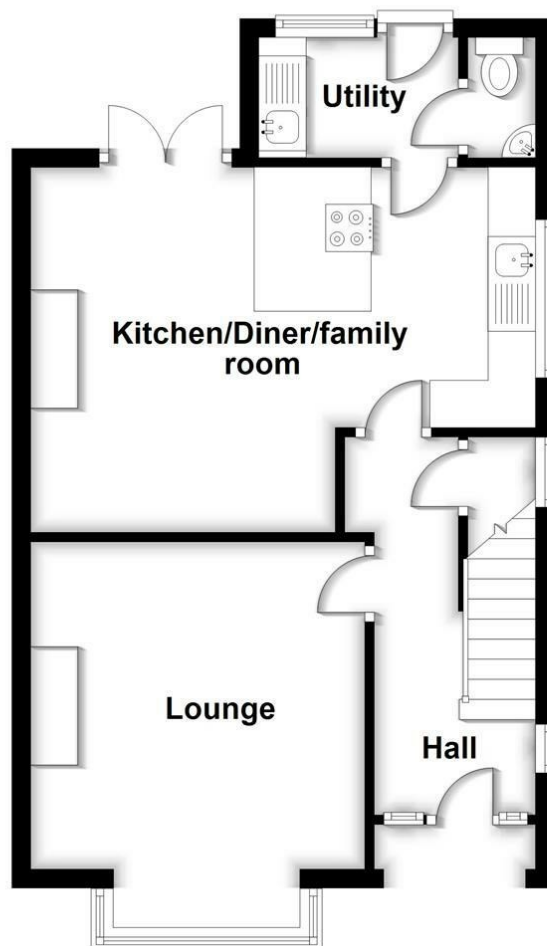


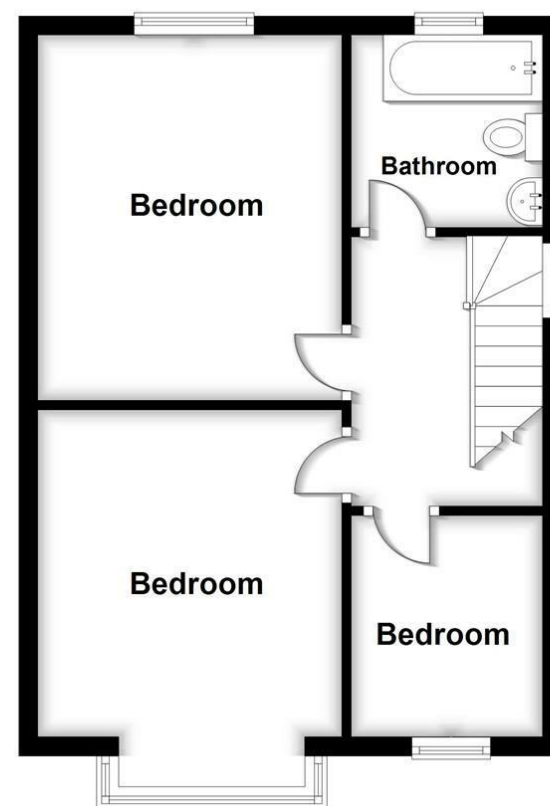
8 Oakley Avenue, Belle Vue, Shrewsbury, SY3 7LA

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)

**Ground Floor**



**First Floor**



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £405,000**

Viewing: strictly by appointment through the agent

Storm porch with double glazed entrance door gives access to:

**Reception hallway**

Having engineered wooden flooring, UPVC double glazed window to side, understairs storage cupboard.

Door from reception hallway gives access to:

**Bay fronted lounge**

14'3 max into bay x 11'7

Having large walk-in bay with UPVC double glazed windows to front, engineered wooden flooring, stone effect gas fire set to a marble style hearth with stone style fire surround, picture rail, coving to ceiling.

Door from reception hallway gives access to:

**Refitted kitchen/diner/family room**

17'8 x 12'8 max

The family/dining area comprises: Wood effect flooring, UPVC double glazed French doors giving access to rear gardens, wood burning stove, radiator.

The Kitchen area comprises: Replace modern eye level and base unit with built-in cupboards and drawers, fitted wooden worktop with inset stainless steel sink with mixer tap over, four ring electric hob with wall hung cooker canopy over, integrated oven, fridge freezer and dishwasher, tiled splash surrounds UPVC double glazed window to side, recessed spotlights to ceiling, wood flooring.

Door from kitchen/diner family room gives access to:

**Utility room**

6'10 x 3'9

Having eye level and base units, wall mounted gas fired central heating boiler, fitted worktops with inset stainless steel sink with mixer tap over, space for washing machine, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, wood effect flooring, extractor fan to ceiling.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access.

From first floor landing door gives access to: Three bedrooms and re-fitted bathroom

**Bedroom one**

15'1 max into bay x 9'9

Having walk-in bay with UPVC double glazed window to front, radiator, range of fitted wardrobes.

**Bedroom two**

12'3 x 8'7 excluding wardrobe recess

Having a range of fitted wardrobes, UPVC double glazed window to rear, radiator.

**Bedroom three**

7'9 x 6'10

Having UPVC double glazed window to front, TV aerial point, radiator.





#### Refitted bathroom

Having a three piece suite comprising: Bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, tiled floor, recessed spotlights to ceiling, UPVC double glazed window to rear, wall hung heated chrome style towel rail.

#### Outside

To the front of the property there is a lawn garden with mature shrubs/bushes with low rise brick walling screening the pedestrian pathway. To the side of the property there is a paved tarmacadam driveway providing parking for at least 3 vehicles. Gated pedestrian access then leads to the property's:

#### Landscaped rear gardens

Which comprises: Indian sandstone paved sun terrace, circular Indian sandstone patio area, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed, pergola. 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

#### 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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

