

39 The Oaklands, Bicton Heath, Shrewsbury, Shropshire,
SY3 5BG

www.hbshrop.co.uk



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £149,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious and particularly well proportioned one double bedroom gallery style mid-terrace house. The property occupies pleasing and particularly secluded position within this popular residential location. Gains Park has an excellent array of local amenities and is well placed for easy access to the Royal Shrewsbury Hospital, Shrewsbury town centre and local bypass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Hallway area, lounge, refitted kitchen/diner, first floor gallery bedroom with a large built-in wardrobe, refitted shower room, front and rear enclosed gardens, allocated car parking space within a nearby residence carpark, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Hallway area

Having engineered wooden flooring, carpeted steps lead down to:

Lounge

12'2 x 8'10 including staircase recess
Having UPVC double glazed window to front, two radiators, part coving to ceiling, wall mounted digital heating control panel.

Doorway from lounge gives access to:

Refitted kitchen/diner

11'11 x 8'4
The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator, understairs storage cupboard. The kitchen area comprises: Replaced eye level and base units with built-in cupboards and drawers, free standing oven with stainless steel cooker canopy over, free standing fridge and freezer, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, UPVC double glazed window to rear, tiled floor.

From hallway area stairs rise to:

Gallery bedroom

11'10 x 7'9
Having two double glazed roof windows with fitted blinds, radiator, loft access, wardrobe housing gas fired central heating boiler. Folding door from gallery bedroom gives access to:

Refitted shower room

Having shower cubicle, wall hung wash hand basin, low flush WC, vinyl tiled effect floor covering, tiled to walls, recessed spotlights with built-in extractor fan to ceiling, UPVC double glazed window.

Outside

To the front of the property there is a low maintenance

stoned frontage with paved pathway giving access to front door.

Rear gardens

Comprise: Paved patio, lawn garden, stone sections, inset shrubs, timber garden shed. The rear gardens are enclosed.

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 A

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.

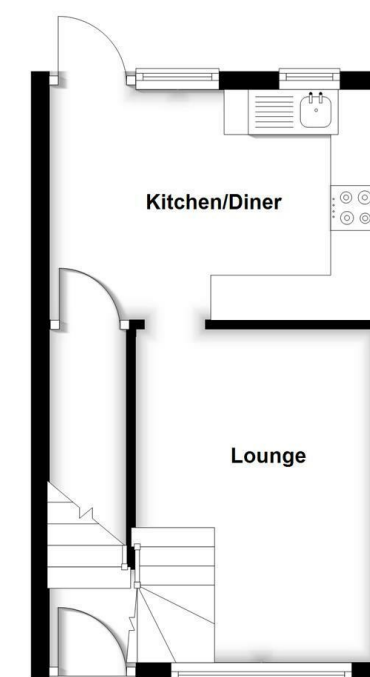
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

