





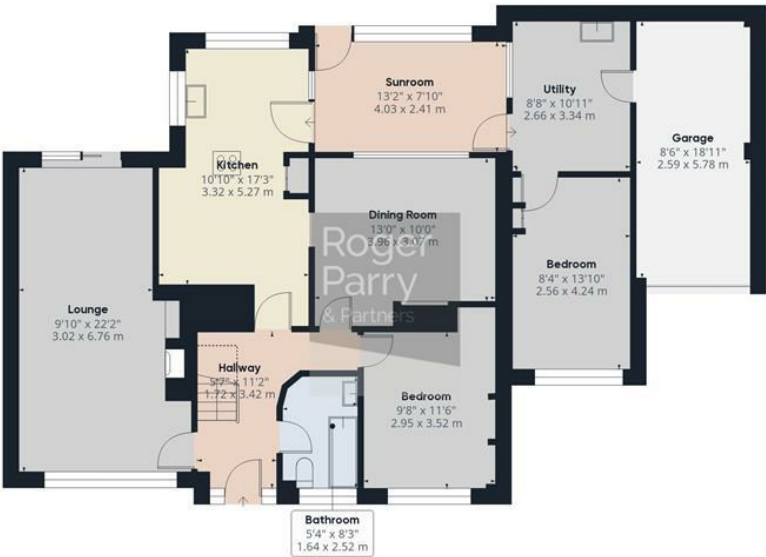
22 The Oval, Bicton, Shrewsbury, SY3 8EW
Offers In The Region Of £300,000

Offering scope for improvement this detached, dormer-style property situated in the popular village of Bicton, a short drive from the market town of Shrewsbury. The property offers extensive, flexible accommodation briefly comprising entrance hall, good sized sitting room, kitchen/diner with separate utility area, dining room, lean to sun room, two downstairs bedroom and bathroom, upstairs there are two double bedrooms and further shower room. The property has the benefit of oil central heating, mainly double glazing throughout, garage with good off-road parking and enclosed rear garden. Offered for sale with no upward chain.





Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1673.89 ft²
155.51 m²

Reduced headroom

13.75 ft²
1.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Entrance Hall

Recessed entrance leads to wooden glazed front door with full length matching opaque glass side screens leading to L-SHAPED ENTRANCE HALL with wood effect vinyl flooring, radiator, staircase leading to first floor. Entrance hall gives access to ground floor accommodation comprising:

Sitting Room

With log burner set to original chimney breast with raised hearth, alcove with shelving to one side, two radiators, large window to the front, sliding patio doors to rear garden.

Bedroom Four/ Family Room

With radiator, window overlooking front.

Kitchen Diner

With range of units comprising one and a half bowl single drainer sink unit set into tiled work surfaces extending to three sections with range of cupboards and drawers under and tile splash above. Built-in double electric oven and four ring hob, space for under counter fridge. Radiator, windows overlooking gardens to the side and rear.

Dining Room

With radiator, window looking into lean to sun room and storage into alcove.

Lean to Sun Room

With door and windows to rear garden. Tiled flooring. Door to

Utility

With worktop with space under and eye level cupboard above. Ample space and plumbing for required appliances. Door to garage and door to;

Bedroom

With radiator and window to the front.

Ground Floor Bathroom

Fitted with coloured suite comprising panel bath, wash hand basin, WC, radiator, part tiled to bath area and wash basin area, window to the front.

From entrance hall, staircase to First floor landing with storage into eaves. Landing gives access to further bedroom accommodation comprising:

Bedroom

With radiator, extensive range of built-in wardrobes to one wall, window to the front.

Bedroom

With radiator, extensive range of built-in wardrobes, window to the side.

Shower Room

Fitted with suite with fully tiled shower cubicle with fitted shower and glazed door, wash hand basin and Wc. Part tiled surround to walls.

Outside

The property is approached over driveway giving access to GARAGE with over door, concrete floor, power and lighting points, service door leading into Utility. Front gardens laid to neatly kept lawns surrounded by herbaceous borders with pathway leading up to the front and extending across the front of the property. REAR GARDENS benefit from a generous paved patio with steps leading down to the lawn area. Gardens are enclosed by a variety of fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. The property benefits from Oil Central heating. We understand the Broadband Download Speed is: Basic 10 Mbps & Superfast 67 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our

surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



General Services:**Local Authority:** Shropshire Council**Council Tax Band:** D**EPC Rating:** E**Tenure:** Freehold**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.**Directions:**

From Shrewsbury take the B4380 road. On reaching Bicton go past the garage, shop, and school, turning right into the village. Turn right just before the church onto Church Road which leads into The Oval and after a short distance number 22 is situated on the left-hand side.

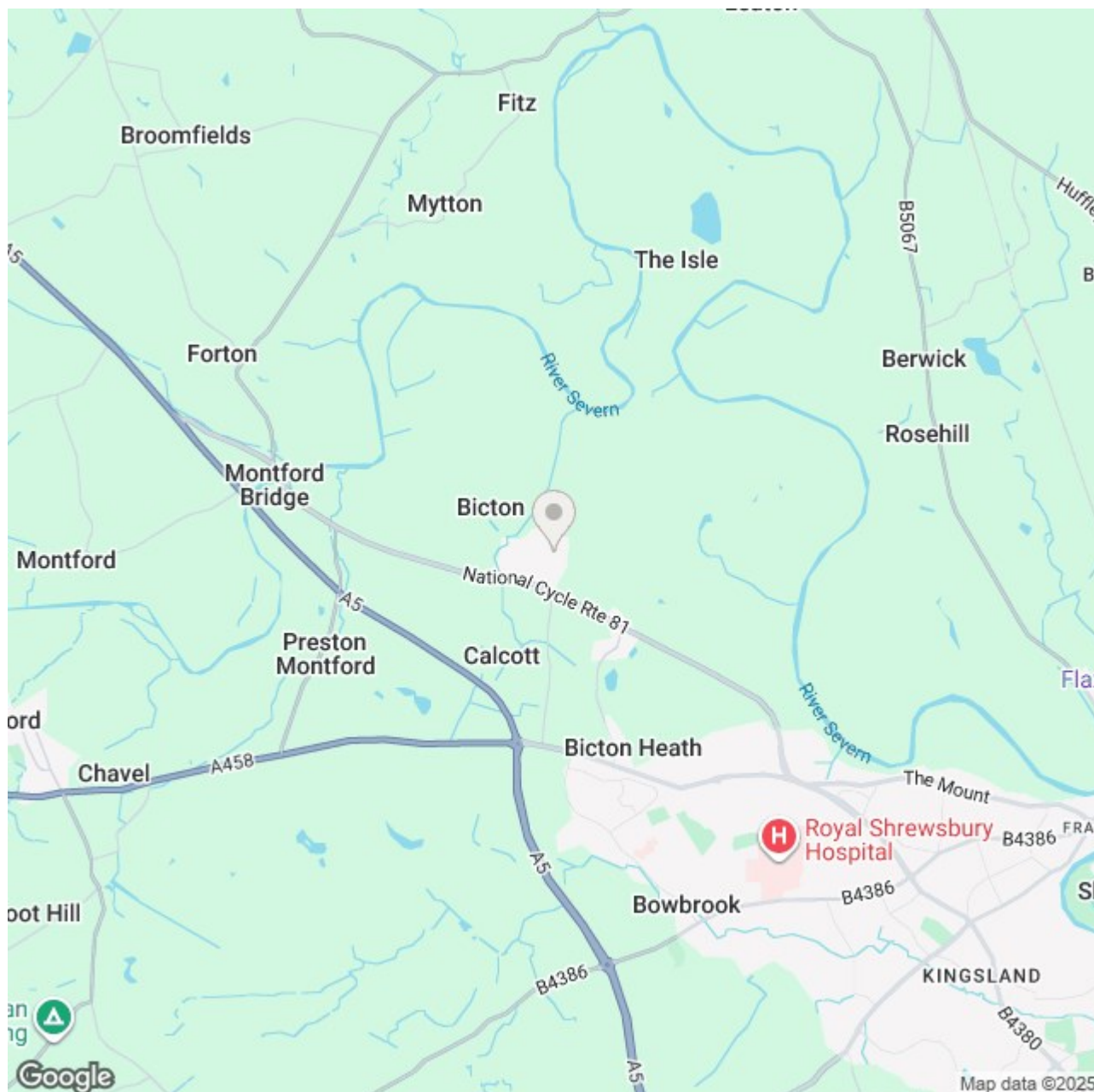
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.