



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**OakLea, Holyhead Road, Bicton, Shrewsbury SY3 8EQ**

**£260,000 Region**

To view this property please call us on **01743 236 800** Ref: T7537/SL/MU

# A neatly kept, well appointed and improved, mature, 3 bedroomed semi detached house.

This well appointed, mature, 3 bedroomed semi detached house provides well planned and well proportioned accommodation throughout and benefits from double glazing and electric central heating.

Well placed in this village location close to amenities including a frequent bus service to the nearby town centre. There is also a village church, junior school and a general store located a short distance by the nearby filling station.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

15'10" x 11'5" (4.83m x 3.48m)

A pleasant through room with fireplace recess housing wood burning stove

Windows overlooking the forecourt to the front and the garden to the rear.

### KITCHEN

6'8" x 11'7" (2.03m x 3.53m)

Neatly appointed and fitted with a range of matching modern units

Window overlooking the rear garden.

### DINING AREA

15'10" x 8'3" (4.83m x 2.51m)

With window to the fore.

STAIRCASE rises to a FIRST FLOOR LANDING

### BEDROOM 1

7'7" x 12'6" (2.31m x 3.81m)

### BEDROOM 2

9'2" x 8'5" (2.79m x 2.56m)

### BEDROOM 3

7'11" x 8'1" (2.42m x 2.46m)

### BATHROOM

Panelled bath with shower

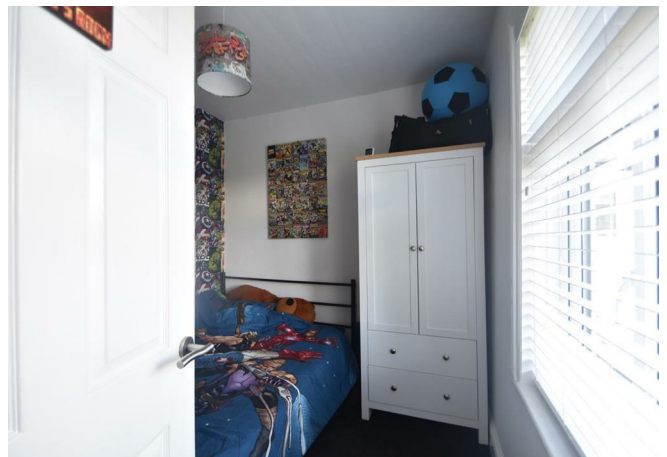
Hand basin

WC.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is divided from the road by an established hedge and approached over a gravelled drive and forecourt providing ample parking and serving the formal reception area.

To the rear there is an enclosed GARDEN laid predominantly to lawn with a raised decked terrace.

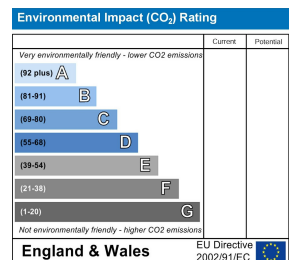
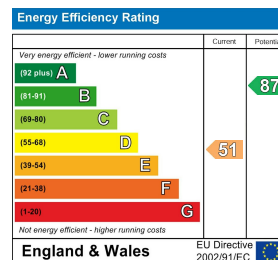


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount and continue the full length of The Mount to the traffic lights, turn right onto the Holyhead Road and continue for some distance to the village of Bicton. Continue past the filling station and after a further distance the property will be found set back on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

Council Tax Band C

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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