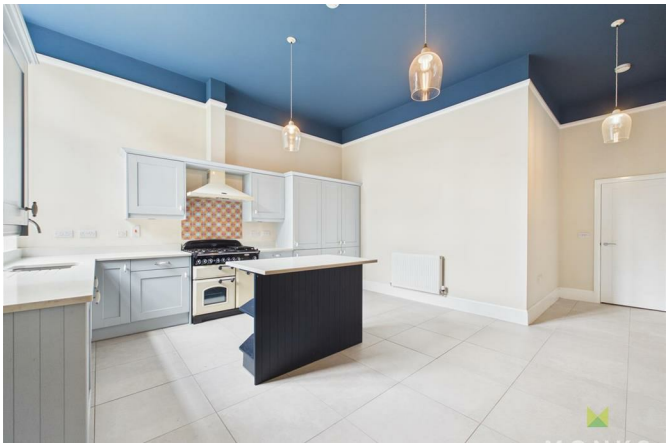
51 Oliver Road
Bicton Heath Shrewsbury
SY3 5FX

MONKS

2 Bedroom Apartment
Offers In The Region Of £395,000

The features

- CHARMING 2 BEDROOM PERIOD HOME
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM, SUN LOUNGE
- FURTHER DOUBLE BEDROOM AND BATHROOM
- LOVELY PERSONAL GARDEN AND LARGE SUN TERRACE
- GROUND FLOOR APARTMENT & VIEWING ESSENTIAL
- SECURE COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ALLOCATED PARKING FOR TWO CARS
- ENVIABLE LOCATION WITH GOOD AMENITIES ON HAND
- EPC RATING C



A UNIQUE TWO BEDROOM APARTMENT-STYLE HOME WITH ITS OWN PERSONAL GARDEN

A rare opportunity to purchase this beautifully designed two bedroom ground floor apartment-style home, combining the ease and convenience of apartment living with the added benefit of your own private garden and sun lounge.

Perfect for a small family or those looking to downsize without compromising on space or independence. The property enjoys access via a secure communal entrance, offering peace of mind and a welcoming sense of community.

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

The accommodation which must be viewed to be fully appreciated briefly comprises personal Entrance into a lovely south facing Sun Lounge with garden access, secure communal Entrance to personal Reception Hall, good sized Lounge, attractively fitted Kitchen/Dining Room with range of appliances, Principal Bedroom with en suite Shower Room, further double Bedroom and Bathroom.

Property details

LOCATION
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COMMUNAL RECEPTION HALL
Secure communal entrance with entry phone system to Reception Hall.

PERSONAL RECEPTION HALL
with two useful cloaks/meter cupboards, radiator.

LOUNGE
A lovely light room naturally lit by three windows overlooking two elevations, with a radiator and media point.

KITCHEN/DINING ROOM
A large well-appointed room, with a feature high ceiling, attractively fitted with a range of soft-grey shaker-style units incorporating an undermount sink with mixer taps set into a base cupboard. Further range of cupboards and drawers with solid work surfaces over, with upstand, and having a range of integrated appliances including a washing machine/dryer and fridge-freezer with matching fascia panels. Range-style cooker with tiled splashback and extractor hood over, and wall units to either side with lighting beneath. Dark-grey contrasting breakfast island with seating overhang and additional storage. Ample space for a dining table, feature high ceiling with picture rail, two radiators and window to the rear.

SUN LOUNGE
A great versatile room with 3 large south facing windows and French door to the garden and lovely aspect over the development, two radiators, tiled floor.

PRINCIPAL BEDROOM
a generous double room with window to the side, feature high ceiling, fitted double wardrobe with sliding doors, radiator.

SHOWER ROOM
with suite comprising large shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC set into concealed vanity with storage, fully tiled walls and flooring, heated towel rail/radiator.

BEDROOM 2
with window to the side, feature high ceiling with picture rail, radiator.

BATHROOM
with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC set into vanity with storage, fully tiled walls and heated towel/radiator.

OUTSIDE
The property occupies an enviable position on the edge of this popular development and has the benefit of a secure communal entrance to the reception hall as well as a rear door to the private terrace and garden which overlooks the quiet communal square, populated with mature trees.

The property has a large garden which wraps around the property, with various shrubs and a large paved sun terrace with covered pergola, which is ideal for those who love to entertain outdoors. The gardens are enclosed with wrought-iron fencing with a .gate leading to a lockable communal bike shed and enclosed bin storage.

GENERAL INFORMATION
TENURE
We are advised the property is Leasehold and subject to a 199 year lease, with 189 remaining. The annual ground rent is £392.49 and the annual service charge is £2,184.04. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
We are unable to advise the property band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please

contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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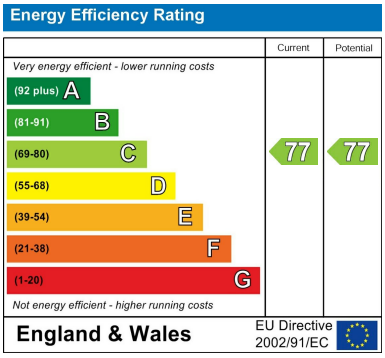

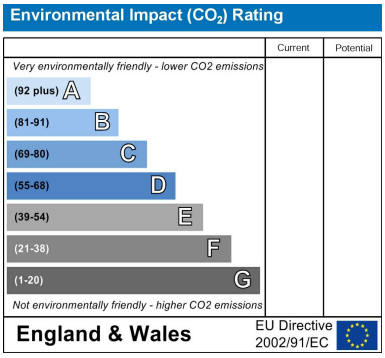

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.