

FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury Town Centre proceed out over the English Bridge and continue to Abbey Foregate going straight on at the traffic lights to the Shirehall roundabout. Take the third exit onto Wenlock Road and the property will eventually be seen on the left-hand side of the road indicated by a For Sale board.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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'Oakleigh,' 215 Wenlock Road, Shrewsbury, SY2 6LD

INSPECTION RECOMMENDED

Offers in the region of £284,500

An attractive, spacious extended 1930's three-bedroom semi-detached family house having the benefit of gas-fired central heating, uPVC sealed unit double glazing, parking for several vehicles plus hard standing for boat/caravan etc., together with enclosed private rear gardens. The accommodation which is worthy of inspection comprises: entrance porch, reception hall, living room, dining room, kitchen/breakfast room and on the first floor is the landing which gives access to three bedrooms and family bathroom with WC.

The property has space for the erection of garaging if required and lends itself for further extension to the side and rear subject to usual planning consents/permissions. The property occupies a very pleasant and extremely convenient position in this sought-after area within walking distance of a variety of local amenities including school, shops, bus service and is conveniently located for rapid access to the road networks surrounding Shrewsbury.



Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.

All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature.

We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

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ACCOMMODATION COMPRISING:
(All measurements are approximate)

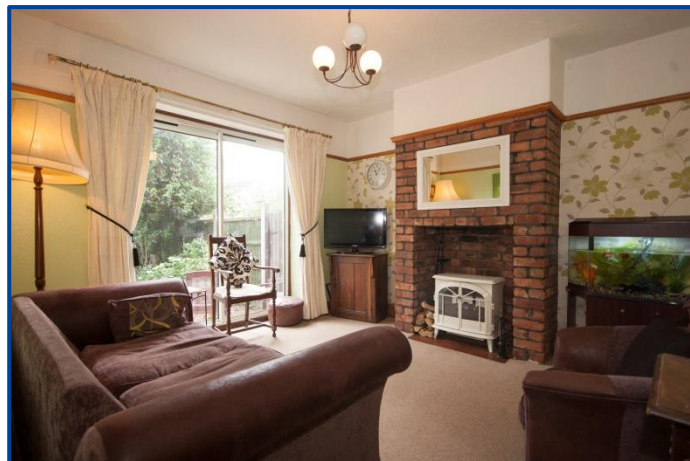
Recessed entrance porch with tiled floor and lead lighted uPVC double glazed front door with matching side screens providing access into:

RECEPTION HALL

With double radiator, central heating thermostat, telephone point and doors providing access into:

LIVING ROOM 12'6 x 11'9 (3.81m x 3.58m)

With feature exposed central chimney breast with quarry tiled hearth, picture rail, double radiator, TV aerial connection and double glazed sliding patio doors overlooking the delightful rear gardens.



DINING ROOM 14'2 x 11'10 measured into bay window (4.32m x 3.61m)

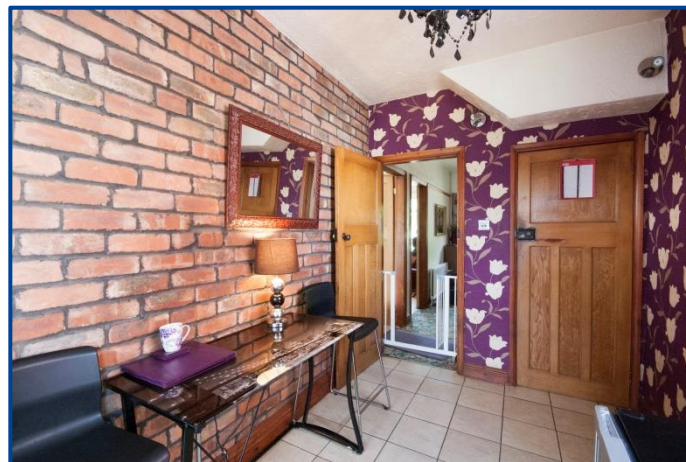
With uPVC double glazed lead lighted front bay window overlooking the garden with double radiator beneath, dado rail, picture rail, pine boarded floor and central Adam style wooden fire surround with marble inset, matching raised hearth and coal effect living flame electric fire, two wall lighting points, TV aerial connection.



KITCHEN/DINING ROOM 18'2 x 9'0 narrowing to 7'0 (5.54m x 2.74m narrowing to 2.13m)

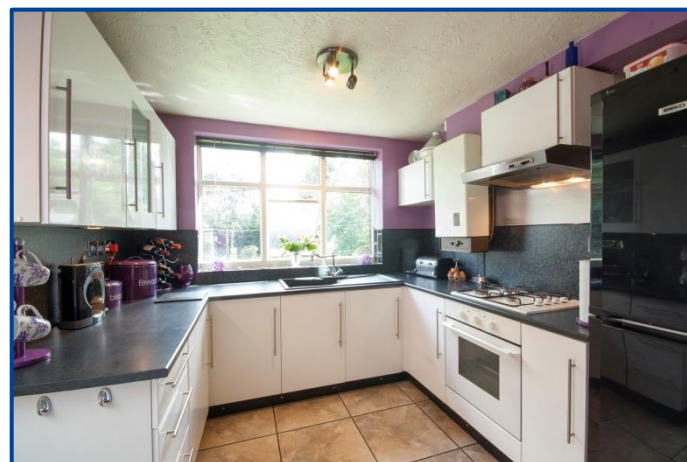
DINING AREA

With ceramic tiled flooring and having spotlighting, uPVC double glazed window to the side, door providing access into under stairs store cupboard with electric supply, hot and cold water supply (suitable for dishwasher/washing machine etc.) and single glazed window and archway opens into the:



FITTED KITCHEN

Also with matching ceramic tiled floor, extensive ranges of laminate work surfaces with white gloss under cupboards and drawers incorporating Electrolux built-in electric oven and matching four ring gas hob unit above, inset single drainer sink unit with chromium style mixer taps, tiled sill, range of matching eye level wall cupboards, uPVC opaque double glazed door to the side and wall mounted Potterton gas-fired central.



From the reception hall, a staircase with attractive pine bannister ascends to:

FIRST FLOOR NATURALLY LIT LANDING

With opaque uPVC double glazed window to the side, picture rail and doors providing access into:

BEDROOM ONE (FRONT) 14'9 x 10'6 (4.50m x 3.20m)

Measured into uPVC double glazed front bay window with radiator, picture rail and ranges of fitted wardrobing with hanging rails and top cupboards, TV aerial connection.



BEDROOM TWO (REAR) 12'2 x 11'9 (3.71m x 3.58m)

With uPVC double glazed window, radiator, picture rail.



BEDROOM THREE (FRONT) 8'1 x 6'9 (2.46m x 2.06m)

With uPVC double glazed window, double radiator, picture rail.

FAMILY BATHROOM

With ceramic tiled flooring and three-piece white suite comprising: panelled bath with fully tiled surround, shower screen and electric shower, further full tiling to walls, matching pedestal hand basin, low level WC, heated towel rail/radiator, downlighters, hatch providing access to roof space and opaque uPVC double glazed window with fitted venetian blinds. Door housing airing cupboard with hot water cylinder and shelving above.

OUTSIDE

The property is approached from an extremely wide paved pathway over a concrete driveway with brick retaining wall and established hedging containing the lawned front garden with gravelled area, variety of shrubs and being bounded to one side by post and timber fencing. The driveway provides parking for several vehicles and extends past the side of the property with double wrought iron security gates, outside lighting point and water tap. NB: There is ample space to the side of the property for erection of garaging if required or side extension to the property subject to usual planning permissions and consents.

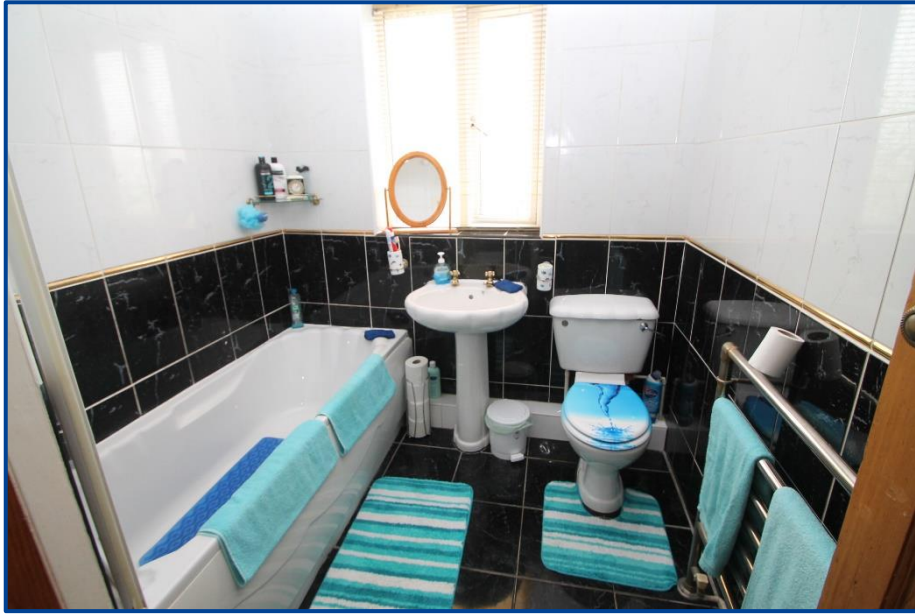
WELL SCREENED REAR GARDENS

Mainly laid to lawns with gravelled patio area and extending down with well stocked herbaceous beds, variety of trees, screen hedging, two timber garden store sheds.



EPC Rating: E

For a full copy of the Energy Performance Certificate please contact agent.



FAMILY BATHROOM



FRONT GARDENS



OUTSIDE FROM DRIVEWAY



REAR GARDENS