

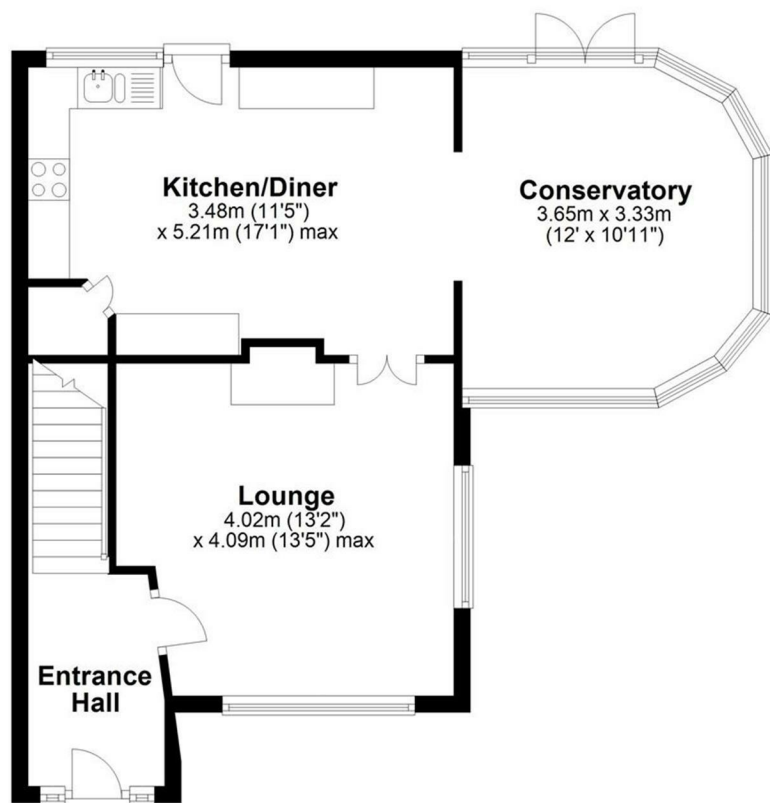
FOR SALE



9 Boscobel Drive, Heath Farm, Shrewsbury, SY1 3DJ

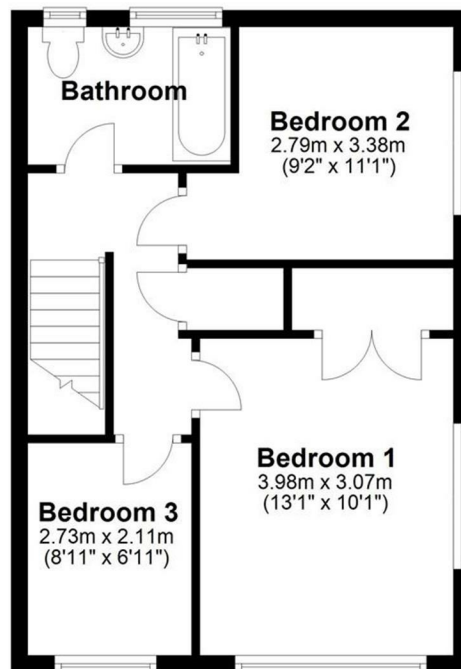
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)



FOR SALE

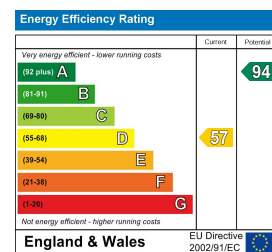
Offers In The Region Of £249,000

9 Boscobel Drive, Heath Farm, Shrewsbury, SY1 3DJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and generously proportioned semi-detached house set on a corner plot, with garage and wraparound gardens in this sought after residential location.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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Close to amenities

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Semi detached house
- Corner plot
- Attractive layout
- Well proportioned rooms
- Garage and Driveway parking
- Wraparound gardens

**DIRECTIONS**

From Shrewsbury town centre proceed along Smithfield Road and then get in the right hand lane along Chester Street heading under the railway bridge turning left on to St Michaels Street. Continue along until the traffic lights and bear left on to Mount Pleasant Road. At the next roundabout take the first left onto Boscobel Drive and the property will be identified on the left hand side.

**SITUATION**

The property is well positioned within close proximity to a number of amenities and approximately two miles from Shrewsbury town centre. The town centre offers a vast range of facilities including restaurants, bars and numerous retail outlets. Commuters will be pleased to note that the property has excellent access to the A5 which links to the M54 motorway and onto the national motorway network. A rail service can be found in the town centre.

**DESCRIPTION**

9 Boscobel Drive is a highly desirable and most appealing semi-detached house, which will have excellent market appeal. The ground floor boasts a well proportioned living room, generous breakfast kitchen with large dining conservatory off. To the first floor there are three bedrooms and a bathroom. Outside, there is driveway parking positioned to the rear which also gives access to the garage. The gardens wraparound the property which offer generous flowing lawns, patio seating areas and a number of well stocked herbaceous borders.

**ACCOMMODATION**

Panelled part glazed UPVC entrance door leads into:

**ENTRANCE HALL**

With staircase rising to first floor. Door to:

**LIVING ROOM**

With dual aspect windows. Brick fireplace with tiled hearth, housing log burning stove and oak mantle. Twin doors lead through to:

**BREAKFAST KITCHEN**

Providing an extensive range of eye and base level units comprising cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap. Integral electric Creda oven and grill with 4 ring electric hob unit over and stainless steel splash. Part tiled walls and tiled splash. Twin glass fronted display cabinets. Breakfast bar eating area. Space for integrated microwave. Space for integrated fridge freezer. Useful built in under stair storage cupboard. Panelled part glazed UPVC access door to gardens and archway through to:

**CONSERVATORY**

Providing extensive wrap around UPVC double glazed windows and polycarbonate roof with overhead fan and light. Air conditioning unit. Underfloor heating. Twin glazed French doors leading out to gardens.

**FIRST FLOOR LANDING**

With access to loft space. Built in airing cupboard housing hot water cylinder. Doors off and to:

**BEDROOM 1**

With dual aspect windows, built in wardrobe with mirror fronted doors.

**BEDROOM 2**

Built in wardrobe with mirrored door.

**BEDROOM 3****BATHROOM**

With a white suite comprising low level WC, wall mounted wash hand basin and panelled bath with mains fed shower over. Bi-folding splash screen. Heated towel rail.

**OUTSIDE**

The front of the property is approached over a part concrete and part flagged pathway. Vehicular access is provided off Birchwood Drive and is located to the rear, comprising a concrete driveway with space for 2/3 vehicles, whilst also giving vehicular access to the garage and pedestrian access to the rear gardens.

**GARAGE**

With metal up and over entrance door. Power and light points. Panelled part glazed UPVC pedestrian access door. Timber and felt storage shed.

**THE GARDENS**

The property is attractively set on a generous corner plot. The front garden provides attractively maintained lawns with established shrubbery beds and borders containing a variety of specimen shrubs and plants including roses. Gated access then leads to further wraparound lawns and a mature beech hedge giving screening with further abundantly stocked borders and specimen trees. Sitting adjacent to the kitchen area is a flagged sun terrace entertaining space. External cold water tap.

**GENERAL REMARKS****FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

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