



Avon House, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ

£400,000

Situated in around 0.60 acre of attractive gardens and grounds, this 3 bedroom detached house offers excellent potential both internally and externally. Located in one of the county's most highly sought after areas, the accommodation includes: Porch, 21' x 12'11 Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Study/Utility, Bathroom, 3 Bedrooms And 1st Floor WC.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Porch

Side windows, glazed entrance door.

Living Room 21' 3" x 12' 11" (6.47m x 3.93m)

Recessed fireplace with tiled hearth and glass fronted wood burner inset, double radiator, door and 2 steps down to Dining Room, glazed door to staircase leading to First Floor Landing.

Dining Room 13' 5" x 10' 11" (4.09m x 3.32m)

Feature ornamental stone fireplace with open grate and stone hearth, double glazed patio doors to Conservatory, sliding door to Kitchen/Breakfast Room.

Conservatory 11' 0" x 7' 6" (3.35m x 2.28m)

Of brick and wooden double glazed construction, lovely views over grounds, French doors lead to garden.

Kitchen/Breakfast Room 21' 0" x 9' 4" (6.40m x 2.84m)

Fitted with range of units, laminate work tops, double drainer sink unit, 3 double glazed windows to the side, double glazed window overlooking garden, quarry tile flooring. Door to Study/Utility, door to Rear Lobby.

Study/Utility Room 11' 0" x 10' 10" (3.35m x 3.30m)

Dual aspect double glazed window overlooking grounds, work surface and range of cupboards to one wall.

Bathroom

Fitted with white suite providing bath with electric shower unit over, wash basin, WC, tiled walls and flooring, radiator, double glazed window.

Rear Lobby

Door to rear.

First Floor Landing

Double glazed window to the side overlooking garden.

WC

With WC and side window.

Bedroom 1 13' 1" x 11' 6" (3.98m x 3.50m)

Range of built in wardrobes, double radiator, double glazed window enjoying open aspect to the front over fields.

Bedroom 2 12' 11" x 9' 4" (3.93m x 2.84m)

Radiator, double glazed window to the front.

Bedroom 3 11' 2" x 9' 8" (3.40m x 2.94m)

Radiator, built in airing cupboard, double glazed window to the side.

Outside - Front

The property is approached over a Tarmac driveway providing ample parking. The driveway has lawns to either side with borders. To the right hand side of the drive is a corrugated metal car port, 2 metal frame greenhouses, fuel bunker and brick built store.

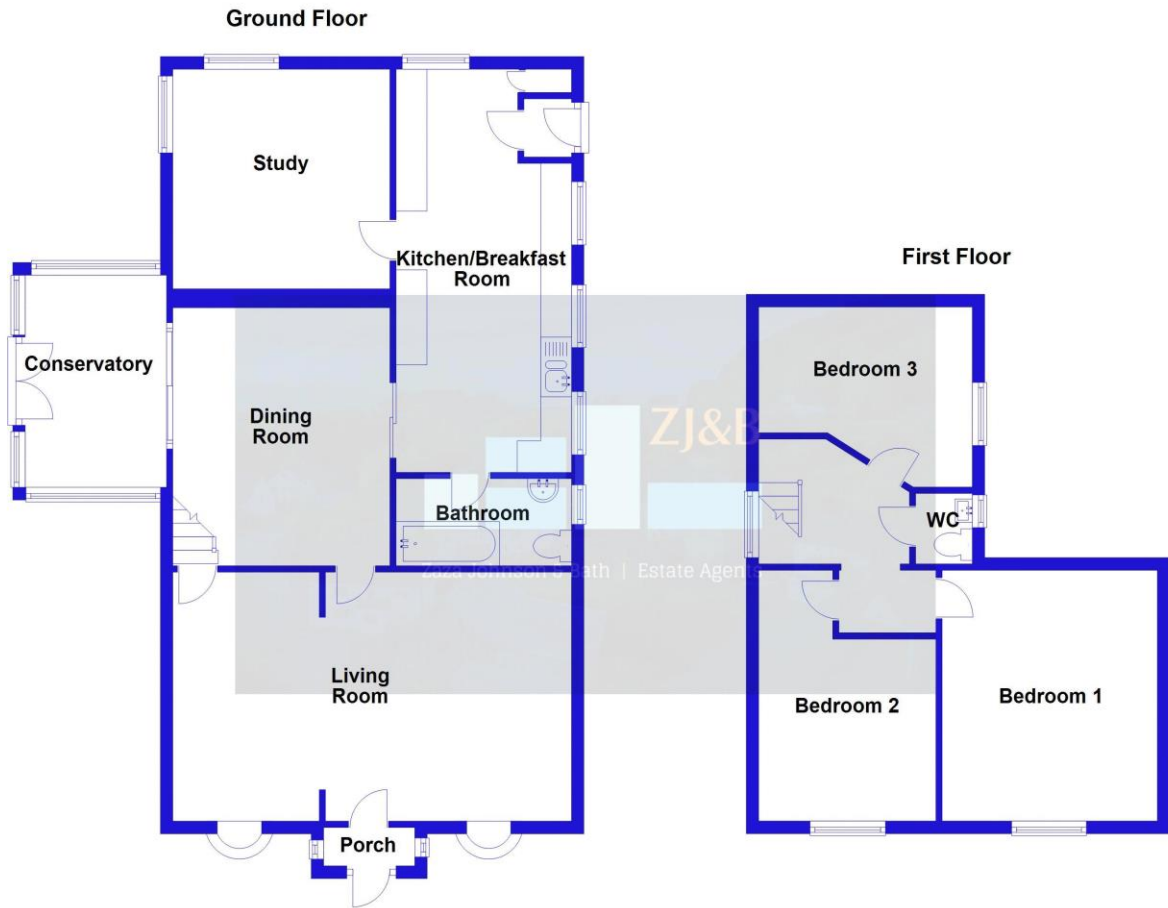
Gardens

To the rear of the property lies a paved patio. The garden to the side is laid to lawn with selection of trees including fruit trees. Small vegetable garden with metal frame greenhouse. To the rear is a substantial area of lawn with mature trees to the borders and enclosed by a combination of fencing and hedging. The grounds are a particular feature of the property.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Avon House, Walford Heath

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
Avon House Walford Heath SN19 0DB/URV SY4 3AZ	Energy rating G	Valid until: 6 October 2033 Certificate number: 7837-1920-4309-6005-0206
Property type	Detached house	
Total floor area	139 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage