



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

**£375,000**

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.



**Avon House , Walford Heath, Shrewsbury, Shropshire, SY4 3AZ Ref: 4649**

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.

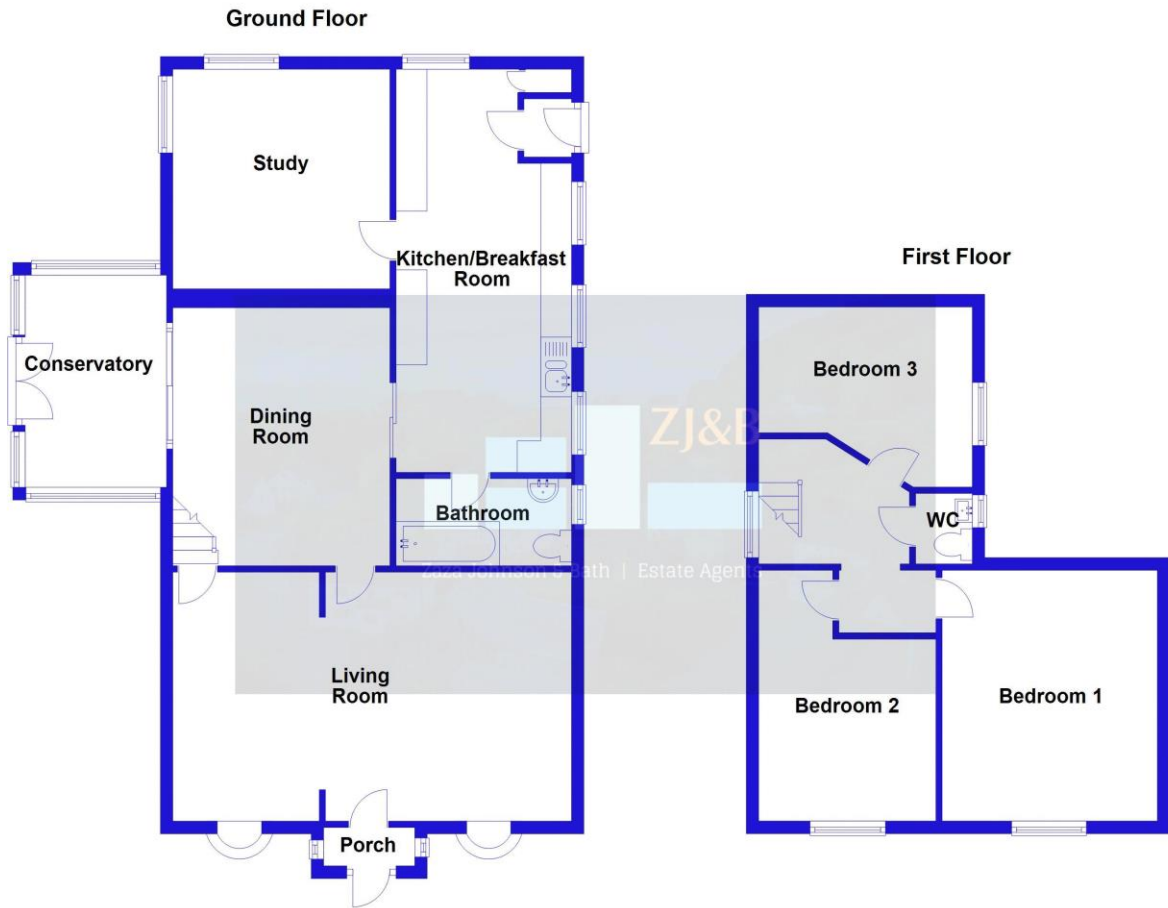
**Gardens**

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 SY4 3AZ	Energy rating <b>G</b>	Valid until: 6 October 2033 Certificate number: 7837-1920-4309-0005-0208
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**