



11 Walnut Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3SQ

£219,500

This much loved 3 bedroom family house enjoys a favourable cul-de-sac position within a popular development. The well cared for accommodation includes: Entrance Porch Opening Into A Large Living Room, Kitchen/Dining Room, Conservatory, 3 Good Bedrooms, Bathroom, Separate WC, Extensive GCH, DG, Driveway, Enclosed Rear Garden. No Upward Chain.



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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 with side screens.

Entrance Porch

Living Room 17' 1" x 14' 10" (5.20m x 4.52m)
Radiator, large double glazed window to the front, ornamental fireplace with recessed shelving above, built in under stairs storage cupboard, staircase leads to First Floor Landing.

Kitchen/Dining Room 17' 1" x 9' 1" (5.20m x 2.77m)

The Kitchen is fitted with wood fronted unit, laminated work tops, in set twin drainer sink unit, tiled surround to work areas, built in larder cupboard with recess beneath, full height shelved cupboard, radiator, double glazed window overlooking rear garden, laminate flooring, double glazed sliding patio doors to Conservatory, double glazed door to the side.

Conservatory 9' 6" x 8' 10" (2.89m x 2.69m)
Of uPVC double glazed construction, tiled flooring, double French doors lead to garden.

First Floor Landing

Double glazed window to the side, access to roof space, built in airing cupboard housing Vailant gas fired central heating boiler.

Bedroom 1 13' 1" x 10' 0" (3.98m x 3.05m)
Double glazed window to the front.

Bedroom 2 9' 2" x 9' 1" (2.79m x 2.77m)
Double glazed window to the rear overlooking rear garden, built in double and single wardrobes.

Bedroom 3 8' 11" x 6' 10" (2.72m x 2.08m)
Double glazed window to the front.

Bathroom

Fitted with white 2 piece suite providing bath and wash basin, half tiled walls, double glazed window.

Separate WC

Double glazed window, WC, half tiled walls.

Outside - Front

The property is approached over a driveway providing parking. The garden to the front is laid to lawn with well established shrub beds. The driveway continues to the side with timber shed.

Rear Garden

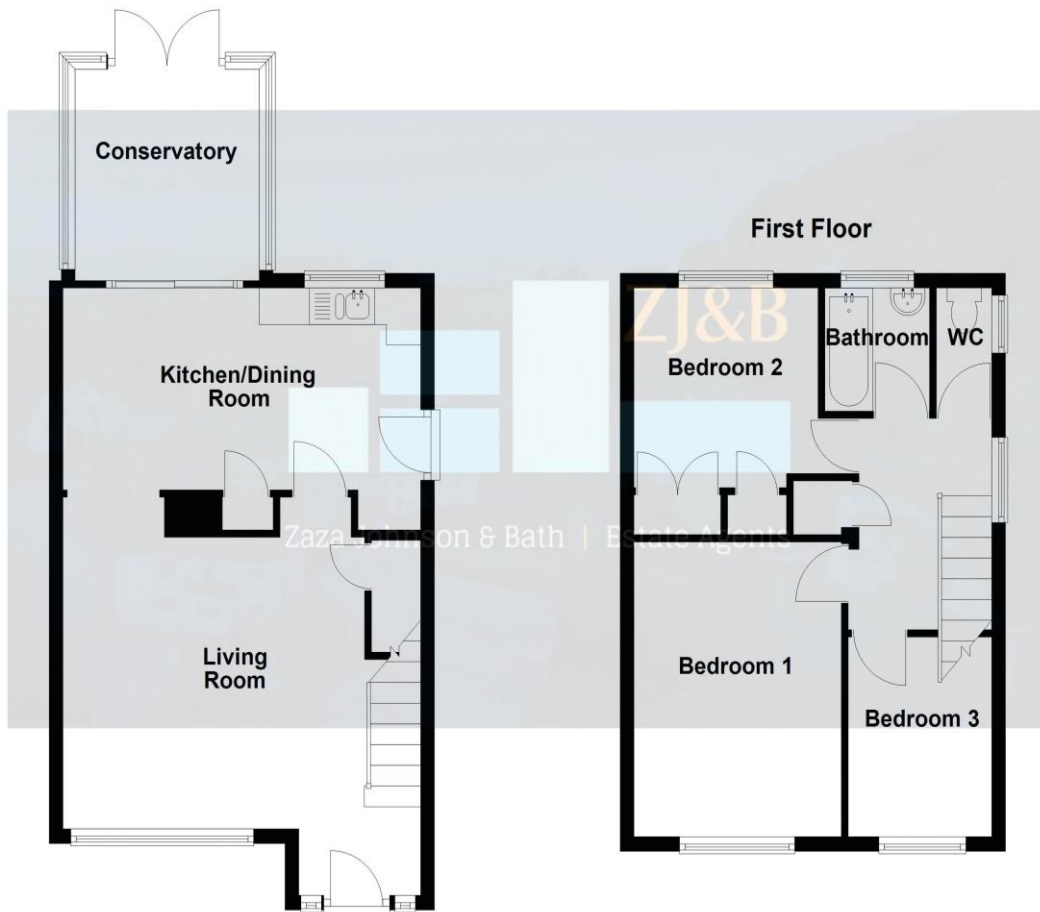
Well enclosed by walls and high level timber fencing, approached onto extensive paved patio. Brick wall retains gravel beds and further timber shed, raised borders, external tap, lighting point.

Council Tax Band B

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**

Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
11 Walnut Drive SHEPHERD SV1 3SQ	Energy rating C	Valid until: 18 February 2035	Certificate number: 9789-3046-3202-5465-9200																																
Property type Semi-detached house																																			
Total floor area 78 square metres																																			
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
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).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is C. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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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