



Zaza Johnson & Bath
Estate Agents

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Highdrive, Walford Heath, Shrewsbury, Shropshire, SY4 2HT

Offers in the Region Of £450,000

A beautifully presented, 3 bedroom detached bungalow lovingly updated to a high specification by the present owners. Located in this popular village and within easy access of Shrewsbury and Oswestry. The neighbouring village of Baschurch provides excellent amenities and good schools including The Corbet School. Accommodation includes Entrance Hall, Living Room, Dining/Family Room, Fabulous Kitchen/Breakfast Room, Utility, Cloakroom, 3 Double Bedrooms and Gorgeous Bathroom. The well maintained, established Garden is a particular feature of the property with lovely views over open countryside towards The Breidden Hills.

Large Drive, GCH. DG. Early Viewing Recommended.



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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

Composite entrance door with side panel, external light.

Entrance Porch 5' 7" x 6' 0" (1.70m x 1.83m)

Entrance door, tile effect flooring, double glazed window to the front.

Entrance Hall 5' 7" x 12' 0" (1.70m x 3.65m)

Wood effect flooring, radiator.

Living Room 15' 11" x 12' 1" (4.85m x 3.68m)

A lovely light room, wood effect flooring, large double glazed window to the front, chimney breast with media point, cast iron Living Flame effect stove, radiator.

Dining/Family Room 17' 11" x 12' 3" (5.46m x 3.73m)

Another lovely light airy room, dual aspect double glazed windows with beautiful views over open countryside, radiator, wood effect flooring.

Kitchen/Breakfast Room 15' 1" x 10' 9" (4.59m x 3.27m)

Beautifully fitted with cream gloss units, wood effect worktops, inset ceramic sink with mixer tap, island unit incorporating breakfast bar, integrated dishwasher, 5 ring hob with glass splashback and filter hood above, oven and grill beneath. Ample space for American style fridge/freezer, display shelving, tile effect flooring, radiator, double glazed patio doors lead to the rear garden.

Utility Room 7' 2" x 4' 10" (2.18m x 1.47m)

Fitted with base unit, worktop, space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas central heating boiler, wood effect flooring, radiator, double glazed door to the rear.

Cloakroom/WC 4' 5" x 4' 10" (1.35m x 1.47m)

Fitted with contemporary white suite including WC, wash basin set to vanity unit, wood effect flooring, heated towel rail, high level double glazed window to the side.

Bedroom 1 10' 11" x 10' 5" (3.32m x 3.17m)

Radiator, double glazed sliding patio doors lead onto attractive rear garden.

Bedroom 2 10' 4" x 10' 9" (3.15m x 3.27m)

Radiator, double glazed window to the front.

Bedroom 3 10' 4" x 7' 6" (3.15m x 2.28m)

Radiator, double glazed window to the side.

Bathroom 10' 8" x 6' 6" (3.25m x 1.98m)

A most attractive bathroom, fitted with contemporary white 4 piece suite including large shower cubicle with mixer shower, bath, wash basin set to vanity unit with drawers beneath, WC, wood effect flooring, tiled wall areas, heated towel radiator, double glazed window to the rear.

Rear Garden

The private rear garden is a particular feature of the property having been thoughtfully designed for year round interest. Approached onto a gravel patio with further gravel pathway and beds, shaped lawns and well established shrub beds, borders. There is also an orchard with wealth of fruit trees and vegetable garden, enclosed by hedging with lovely views over open countryside towards The Breidden Hills.

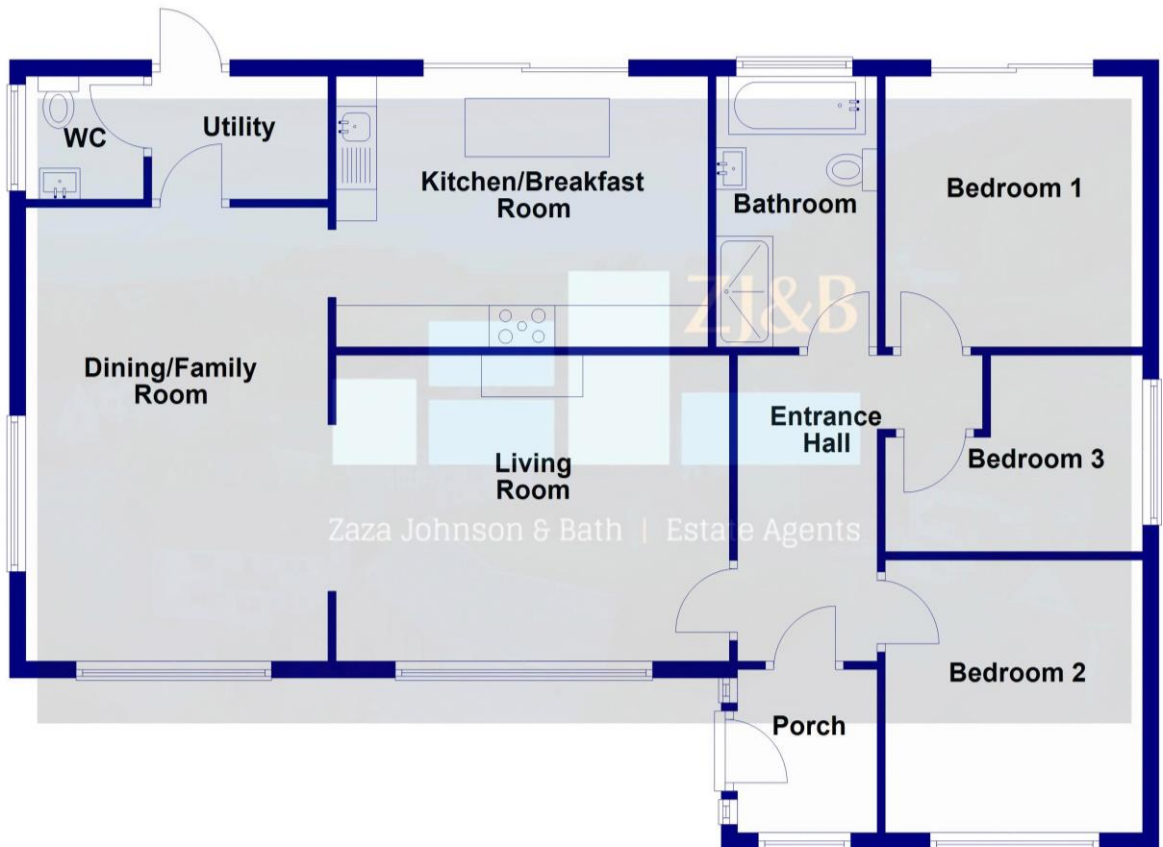
Outside - Front

The property is approached over a large brick paved driveway providing ample parking. Established shrub beds and hedging and fencing to the side.

Council Tax Band C

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**



High Drive, Walford Heath, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English
|
Cymraeg

Energy performance certificate (EPC)

High Drive Walford Heath Shrewsbury SY4 2JF	Energy rating C	Valid until:	5 May 2034
		Certificate number:	0350-2910-3340-2774-4785

Property type: Detached bungalow

Total floor area: 107 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 on the regulations and exemptions \[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/energy_rating_guidance.pdf\]\(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/energy_rating_guidance.pdf\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/energy_rating_guidance.pdf)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

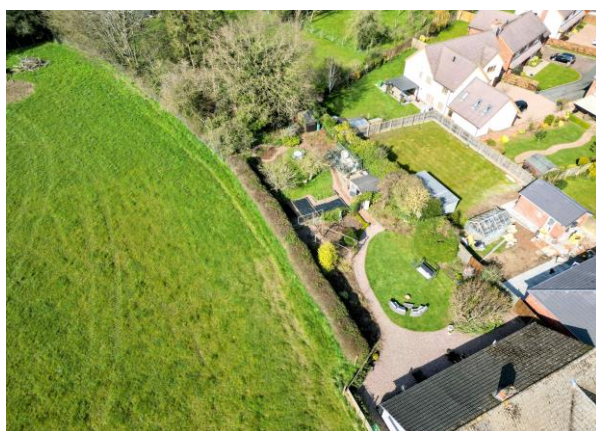
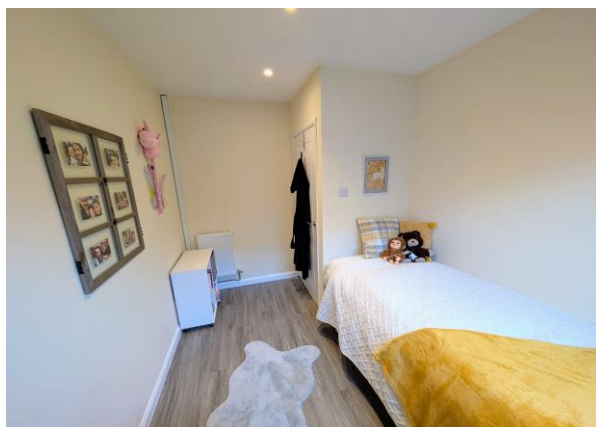
The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



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