

4 Langtree Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3SA

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**Offers In The Region Of £285,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position, this is an improved, deceptively spacious and well presented two bedroom link detached bungalow. The property is situated in this favoured residential location within close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre, This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, re-fitted kitchen, two bedrooms both with fitted wardrobes, attractive shower room, front and landscaped rear enclosed gardens, generous driveway, garage, UPVC double glazing, gas fired central heating, cul-de-sac position, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

**Entrance hallway**

Having radiator, airing cupboard with hot water tank cylinder unit, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

**Lounge/diner**

18'11 x 12'0  
Having UPVC double glazed window to side, radiator, coving to ceiling, coal effect electric fire set to a marble style hearth and matching fire surround.

UPVC double glazed French doors from lounge/diner gives access to:

**UPVC double glazed conservatory**

11'1 x 8'10  
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, tiled floor, polycarbonated roof.

Part glazed folding door from lounge/diner gives access to:

**Re-fitted kitchen**

9'7 x 8'4  
Having a range of replace eye level and base units with built-in cupboards and drawers, integrated double oven, four ring induction hob, space for dishwasher, washing machine and fridge freezer, tiled splash surrounds, tiled floor, UPVC double glazed window overlooking rear gardens, recessed spotlight to ceiling, wall mounted gas fired central heating boiler.

UPVC double glazed door from kitchen gives access to:

**Side entrance**

10'9 x 3'3  
Having polycarbonated roof, UPVC double glazed doors to front and rear.

From entrance hallway doors give access to: Two bedrooms and attractive shower room.

**Bedroom one**

12'7 max into wardrobe recess x 12'0  
Having a range of fitted wardrobes, eye level storage cupboards, bedside cabinets and dressing table, UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom two**

9'7 x 7'10 max into recess  
Having built-in double wardrobe plus additional fitted wardrobe with chest of drawers below, UPVC double glazed window to front, coving to ceiling.

**Attractive shower room**

Having stylish walk-in shower cubicle with electric shower over and contemporary glazed shower screen to side, pedestal wash hand basin, low flush WC, heated chrome style towel rail, fully tiled to walls, loft access, vinyl floor covering, UPVC double glazed window to side.

**Outside**

To the front of the property there is a lawn garden. To the side of this there is a generous driveway which then gives access to:

**Garage**

Having roller door and UPVC double glazed service door to side.

**landscaped rear gardens**

Comprise: large paved patio area with outside cold tap, raised bed with established plants and bushes, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has

not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and

have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**



Total area: approx. 106.9 sq. metres (1150.9 sq. feet)