



14 Westbury Road, Heath Farm, Shrewsbury, Shropshire, SY1 3HG

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offers In The Region Of £264,500

Viewing: strictly by appointment through the agent

Holland Broadbridge
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Offered for sale with NO UPWARD CHAIN, this well-presented and deceptively spacious three-bedroom semi-detached home enjoys a desirable position in a sought-after residential area. The property benefits from excellent local amenities, including a Co-op supermarket, pharmacy, popular takeaway outlets, and schools, making it an ideal choice for families and professionals alike. In addition the property is within easy access to Shrewsbury town centre and the local bypass connecting to the M54 motorway network, this home is perfectly situated for commuters and those looking to enjoy all that the area has to offer. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, low maintenance attractive front and rear enclosed gardens, generous driveway, garage, UPVC double glazing, gas fired central heating, rewired throughout.

The accommodation in greater detail comprises:

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

Entrance porch
Having tiled floor.

Door then gives access to:

Hallway
Having understairs storage cupboard, radiator, wall mounted consumer unit.

Door from entrance hallway gives access to:

Lounge
12'9 x 12'0
Having UPVC double glazed window to front, remote controlled electric fire set to a decorative hearth and surround, radiator, dado rail, coving to ceiling.

Wooden framed glazed double doors from lounge and door from entrance hallway gives access to:

Kitchen/diner
19'1 x 19'5
The dining area comprises: Wood effect flooring, UPVC double glazed sliding patio door giving access to rear gardens, recessed spotlights to ceiling, radiator, TV aerial point. The kitchen area comprises: Modern base units with built-in drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, free standing cooker, tiled floor, UPVC double glazed window to rear, recessed spotlights to ceiling, UPVC double glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access with folding pull down ladder, cupboard housing gas fired central heating boiler.

From first floor landing doors then give access to: Three bedrooms and bathroom.

Bedroom one
11'3 x 10'4
Having UPVC double glazed window to front, radiator, coving to ceiling, built-in double wardrobe.

Bedroom two
10'10 x 9'2
Having UPVC double glazed window to rear, radiator, built-in double wardrobe with display shelving to side.

Bedroom three
7'8 x 6'7
Having UPVC double glazed window to front, radiator.

Bathroom
Having a three piece white suite comprising: Panel bath with shower over, wash hand basin with store cupboard below, low flush WC, two UPVC double glazed windows, mirror fronted bathroom cabinet, tiled to walls, radiator, tiled floor.

Outside
To the front of the property there is a low maintenance artificial lawn with stone borders, paved pathway to side gives access to front door. To the side of this there is a generous driveway providing ample off street parking for a number of vehicles.

Access is then given to a:

Brick built garage

Gated pedestrian access then leads to the:

Rear gardens
Having a paved sun terrace and patio area, outside cold tap, artificial lawn garden, stone sections, glazed greenhouse, 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

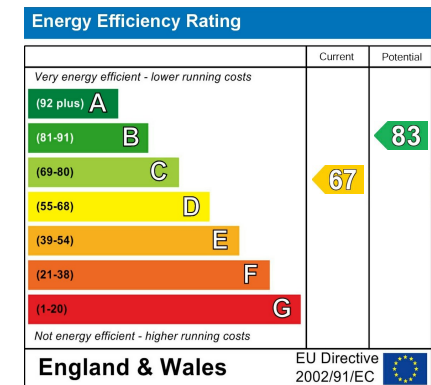
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



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.
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