



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

35 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

**Offers In Excess
Of £350,000**

To view this property please call us on **01743 236 800** Ref: T7776/SL/KQ

A well appointed and well maintained, modern, detached, split-level family home.

This modern split-level detached property provides well planned and well proportioned accommodation with rooms of pleasing dimensions arranged over three levels. The property has been much loved and well maintained and benefits from gas fired central heating and double glazing.

The property occupies an enviable position on the fringe of this popular and convenient residential development, with open outlooks over the playing fields and countryside beyond. The property is well placed within reach of excellent amenities including local shops, popular schools and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

PARTLY GLAZED ENTRANCE VESTIBULE

Archway to:

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc
Vanity cupboard

STUDY / SITTING ROOM

14'3" x 6'7" (4.35m x 2.00m)
Bay window with decorative leaded lights overlooking the front

GROUND FLOOR BEDROOM 3

14'3" x 8'11" (4.35m x 2.73m)
Bow window with decorative leaded lights to the front
Additional side window

Flight of stairs descend to the lower ground floor level.

OPEN PLAN LOUNGE / DINING ROOM

11'9" x 26'5" (3.58m x 8.05m)
Fireplace with surround and mantel, marble slips, raised marble hearth and inset living flame coal effect gas fire
Large picture window overlooking the neatly kept garden and open view beyond.
Double glazed sliding patio doors opening into:

VICTORIAN STYLE DOUBLE GLAZED CONSERVATORY

Picture windows overlooking the garden
Glazed French doors allowing access to the garden

KITCHEN

14'4" x 11'1" (4.37m x 3.38m)
Neatly appointed and fitted with a range of matching modern units incorporating central peninsular unit providing an ideal breakfast bar
Window overlooking the garden with far reaching views
Glazed door allowing access to the garden
Steps rise to:

SIDE LOBBY

Door allowing access to the garage
Personal door to the front

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING with two doors allowing access to useful eaves storage. Linen cupboard with radiator and slatted shelving. Access to roof space.

BEDROOM 1

6'7" x 13'5" (2.00m x 4.10m)
Double door built in wardrobe
Window with unrivalled far reaching views over the neighbouring countryside

BEDROOM 2

8'5" x 12'8" (2.57m x 3.85m)
Window with similar outlooks to Bedroom One.

BATHROOM

Panelled bath
Dressing surface with inset hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

There is a generous brick forecourt to the front providing ample parking space and serves the reception area and the garage.

There is an attractive and neatly kept REAR GARDEN with a brick paved patio and terrace, neatly kept lawn with floral bed and a further gravelled area providing an ideal entertaining space. The garden is enclosed on all sides and enjoys open views over the adjoining playing fields and countryside beyond.









FLOOR PLANS ...



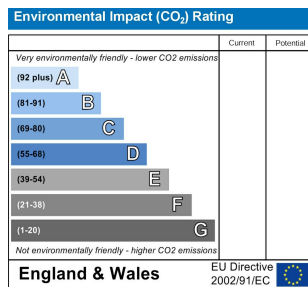
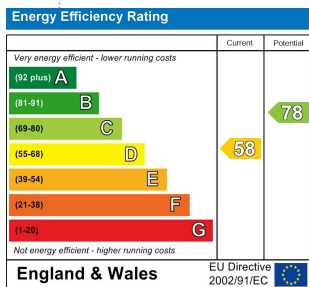
Total area: approx. 1628.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ellesmere Road. Continue for some distance, eventually turning right into Mount Pleasant Road. Turn right into Westbury Road. Continue for a further distance, turning right into Boscobel Drive. After a further distance, turn right into Ashfields Road. Continue to the top of Ashfields Road, where the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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