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Estate Agents

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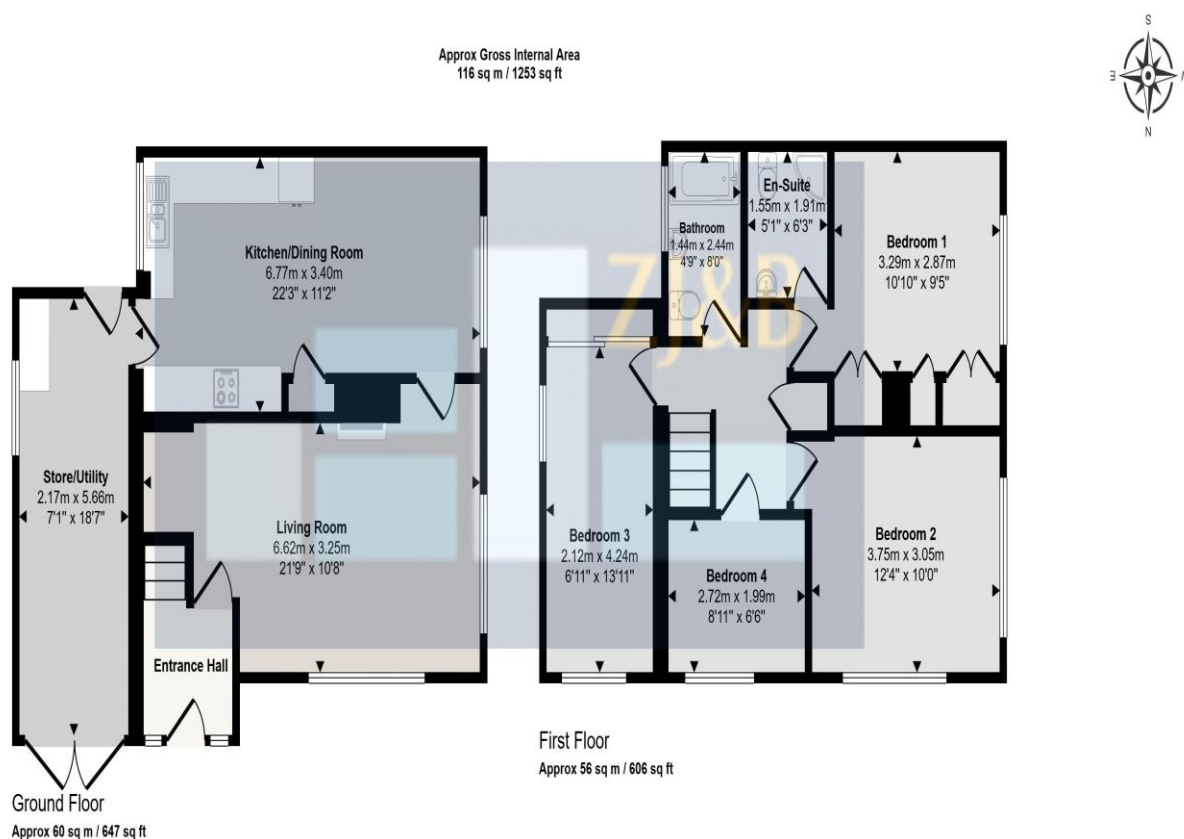
**23 Leighton Road, Heath Farm,
Shrewsbury, Shropshire, SY1 3EZ**

Offers in the Region Of £310,000

**A fantastic 4 bedroom, family home offering generous living space
in a sought-after location.**



Situated in a convenient and popular residential location, this well-presented four-bedroom semi-detached home occupies a generous corner plot and offers spacious, versatile accommodation ideal for growing families. The property benefits from gas fired central heating, double glazing and well-maintained accommodation throughout. The ground floor comprises an inviting entrance hall, an attractive living room, and a well-equipped modern fitted kitchen/dining room. The attached storeroom incorporates a useful utility area and provides excellent additional storage. To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, together with a modern family bathroom. Outside, the property enjoys neatly maintained gardens to the front and side, along with a private driveway providing off-road parking. Occupying a prominent corner position, the property offers excellent kerb appeal while remaining within easy reach of local amenities, schools and transport links.



FLOOR PLANS FOR GUIDANCE ONLY





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This title is dealt with by HM Land Registry, Telford Office.

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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