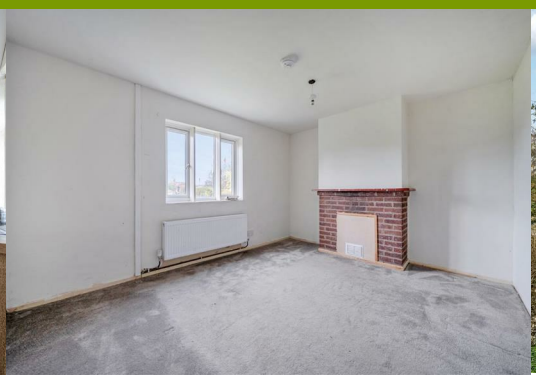


6 HEATH DRIVE

SHREWSBURY | SHROPSHIRE | SY5 9DX







Situated in the popular village of Wattlesborough this three bedroom semi detached home has solar PV, air source heat pump and externally added insulation giving it an EPC rating of B. The property is of non standard construction and comprises entrance hall, lounge, dining room, kitchen, rear porch with W.C., landing three generous bedrooms and bathroom. The property has a large plot with off road parking to the front, farmland views to front and rear and brick built wash house. No onward chain.

Offers in the region of £120,000





2 3 1 B

- **Three-Bedroom Semi-Detached Home**
- **Spacious Lounge, Dining Room And Fitted Kitchen**
- **Three Generous Bedrooms And Family Bathroom**
- **Large Plot With Parking And Countryside Views**
- **Solar PV Panels And Air Source Heat Pump**
- **No Onward Chain**

SITUATION

Situated in the sought-after Shropshire countryside, the property enjoys a village setting, whilst being conveniently located within easy reach of both Welshpool and Shrewsbury.

The historic market town of Welshpool (Y Trallwng) lies on the Wales–England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, Welshpool offers a range of local amenities within an area of outstanding natural beauty. The town is within convenient commuting distance of Shrewsbury and Newtown, whilst Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian Coast.

ACCOMMODATION

A frosted double-glazed entrance door opens into a spacious entrance hall, featuring attractive wood-effect laminate flooring and stairs rising to the first floor. A door leads through to the lounge, which benefits from double-glazed windows to the front elevation, allowing plenty of natural light to flow into the room.

The lounge opens into a separate dining room, also enjoying double-glazed windows to the front elevation. Additional features include a useful storage cupboard and a charming shelved alcove, providing practical storage and display space.

The kitchen has been refitted with a modern range of wall and base units, complemented by laminate work surfaces. There is space for an electric cooker, together with a stainless-steel sink and drainer unit. Tiled flooring completes the room, with a door leading through to the rear hallway.

The rear hallway benefits from a frosted double-glazed door providing access to the side elevation, along with a conveniently located separate WC.

Stairs rise to the first-floor landing, which provides access to the loft space and leads to all three bedrooms and the family bathroom.

Bedroom one is a well-proportioned room featuring a built-in wardrobe, attractive exposed floorboards and a double-glazed window to the front elevation.

Bedroom two benefits from a useful airing cupboard and a double-glazed window to the front elevation.

Bedroom three offers a built-in wardrobe and a double-glazed window overlooking the rear elevation.

The family bathroom is fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and WC.





EXTERNALLY

Externally, the property enjoys a generous front garden, predominantly laid to lawn, together with the benefit of off-road parking. To the rear is a particularly spacious lawned garden, offering excellent outdoor space for relaxation with and entertaining. There is also a useful wash house, conveniently located beyond the rear hallway, providing additional practical storage or utility space. The property enjoys farmland views to the rear.

NOTES

The property has an air source heat pump and solar PV installation

The property is offered for sale with no onward chain.

The property is Non Standard Construction. A non-standard construction post-war property is a home built roughly after World War II (often from the mid-1940s into the 1970s) using materials or structural systems other than traditional brick or stone walls with a pitched slate or tile roof. Governments and councils used these "system-built" or prefabricated methods to address urgent housing shortages with limited bricks and skilled labour. The construction is known as Airey Construction.

Any prospective purchaser should check with their lender before placing an offer on this property, that they are happy to lend on non standard construction homes. Halls can offer further advice on this if you require.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, drainage and an air source heat pump are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Shropshire County Council
The property is in band 'A'

DIRECTIONS

Postcode for the property is SY5 9DX

What3Words Reference is ///sour.trickling.flukes

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

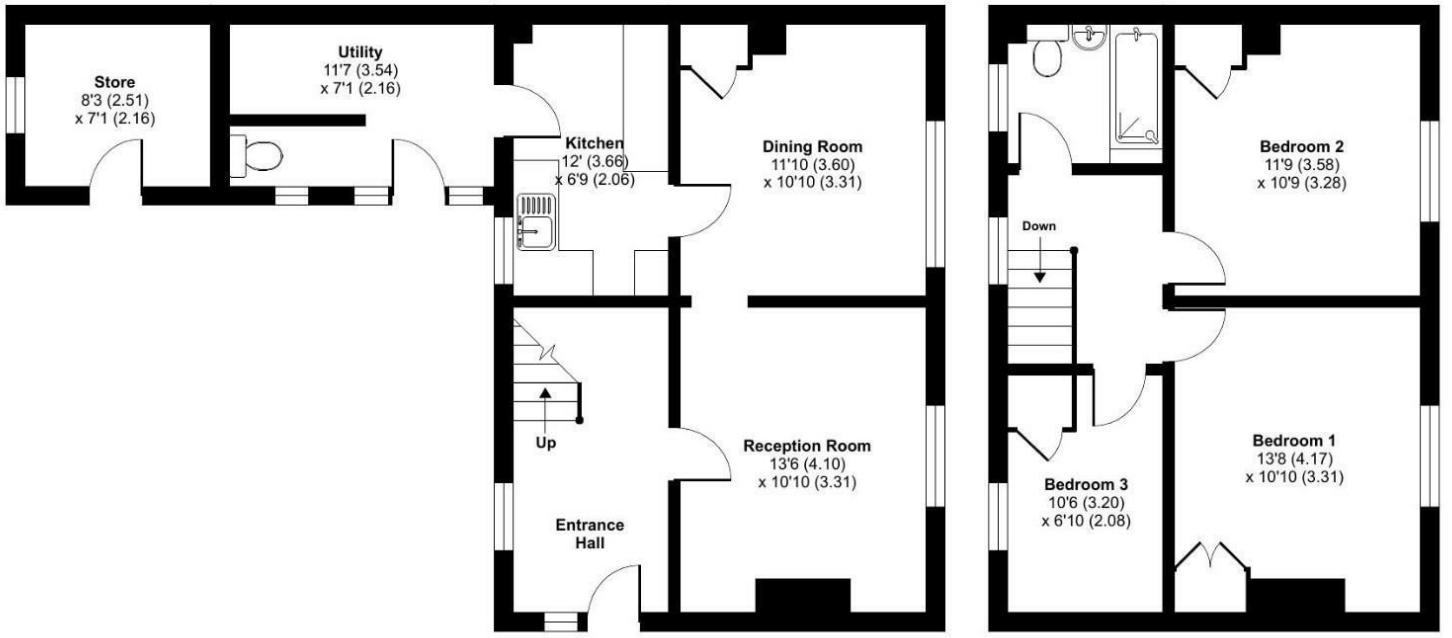
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

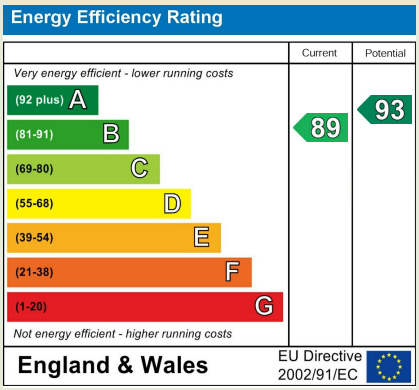
Approximate Area = 1034 sq ft / 96 sq m
Outbuilding = 59 sq ft / 5.5 sq m
Total = 1093 sq ft / 101.5 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1550351



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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