



## **71 Ashfields Road, Heath Farm, Shrewsbury, Shropshire, SY1 3SD**

# **£300,000**

An attractive, 4 bedroom semi-detached house which has been updated to a lovely standard by the present owners. Sitting in a gorgeous plot with good size gardens to the front and rear there is the addition of a single storey extension with En-suite, adding to the versatility of spacious accommodation provided. Accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Utility, 3 First Floor Bedrooms and Bathroom, Driveway, Garage and Gardens. No Upward Chain.



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

## Accommodation comprises

uPVC double glazed entrance door with matching side panel.

### Entrance Hall 16' 9" x 5' 10" (5.10m x 1.78m)

Cupboard housing meters and electric consumer unit, radiator, carpeted staircase leading to First Floor Landing, under stairs storage space, access to Bedroom 4/Sitting Room.

### Living Room 14' 8" x 11' 0" (4.47m x 3.35m)

Freshly laid carpet, double glazed window to the front, radiator.

### Kitchen/Dining Room 17' 0" x 9' 1" (5.18m x 2.77m)

Grey wood effect vinyl flooring, radiator, double glazed window to the rear, uPVC double glazed door and window to Utility Room, built-in storage cupboard with shelving. The Kitchen Area is fitted with wood effect shaker style units with granite work tops, composite 1 1/2 bow sink unit, cupboard housing Worcester combi boiler, freestanding Range Master range with 6 rings and 2 ovens.

### Utility Room 6' 3" x 7' 3" (1.90m x 2.21m)

Tile effect vinyl flooring, radiator, base unit with worktop and stainless steel sink unit, space for washing machine, radiator, double glazed window and door to the side, double glazed door to Conservatory.

### Conservatory 12' 11" x 9' 2" (3.93m x 2.79m)

Of uPVC double glazed construction, tile effect vinyl flooring, radiator, double glazed doors lead onto rear garden.

### Bedroom 4/Sitting Room 14' 3" x 10' 1" (4.34m x 3.07m)

Newly fitted carpet, radiator, double glazed window to the front, access to loft.

### En-Suite Shower Room 6' 0" x 10' 1" (1.83m x 3.07m)

Fitted with 3 piece suite including wash basin set to vanity unit with storage beneath, WC, large shower cubicle with electric shower unit and glass screen with flipper, grey wood effect vinyl flooring, double glazed window to the rear, aqua boarding to wall areas, chrome towel radiator, single radiator.

**First Floor Landing** 9' 7" x 6' 11" (2.92m x 2.11m)  
Double glazed window to the side, built-in airing cupboard with radiator.

### Bedroom 1 13' 0" x 10' 1" (3.96m x 3.07m)

Freshly laid carpet, radiator, double glazed window to the front, access to loft.

### Bedroom 2 11' 2" x 9' 0" (3.40m x 2.74m)

Freshly laid carpet, double glazed window to the rear, radiator, built in single and double wardrobes.

### Bedroom 3 8' 11" x 6' 10" (2.72m x 2.08m)

Freshly laid carpet, radiator, double glazed window the front, built-in wardrobe.

### Bathroom 5' 5" x 7' 11" (1.65m x 2.41m)

Tile effect vinyl flooring, 3 piece suite including bath with electric shower over and folding screen, wash basin and WC, tiled walls, double glazed window to the rear, double glazed window to the side, radiator.

### Garage 16' 8" x 8' 7" (5.08m x 2.61m)

Single detached garage with up and over door, window to the rear.

## Rear Garden

Good size, private rear garden approached onto a concrete and paved patio to the side of the property, extending around the rear. There is a paved pathway, nice area of lawn with central concrete path to the top of the garden. There are resin and concrete bases with large shed/workshop with electrical supply. The garden is enclosed by fencing to both sides. Shrub bed to the right hand side and gated access leading to the front of the property.

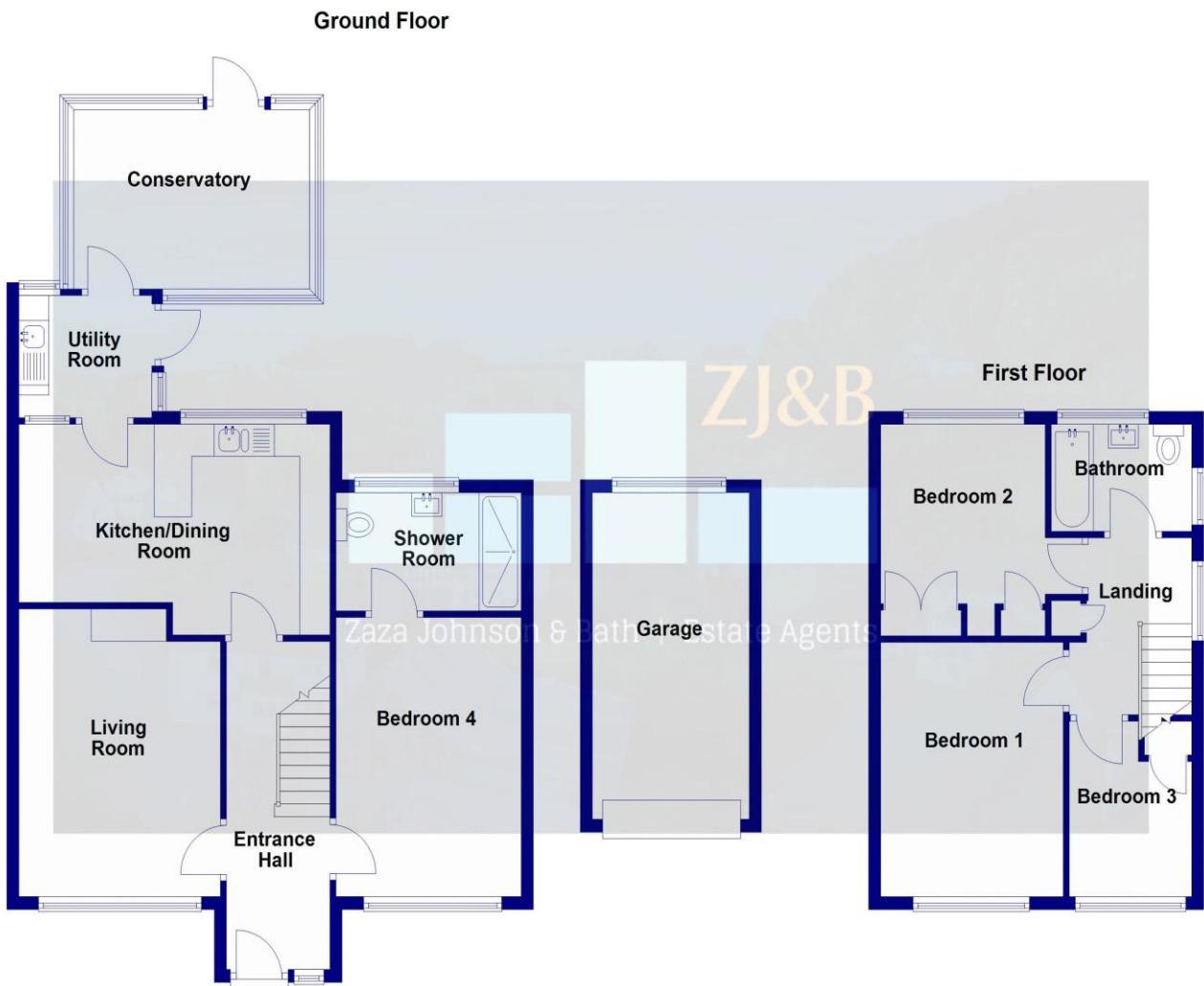
## External - Front

Set back from Ashfields Road providing a large concrete driveway providing parking for several vehicles and access to Garage. Good size area of lawn with shrub beds.

## 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.

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



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## Energy performance certificate (EPC)

71 Ashfields Road SHREWSBURY SY1 3SD	Energy rating <b>C</b>	Valid until: 1 September 2035
		Certificate number: 5135-5221-8500-0289-4206

Property type **Semi-detached house**

Total floor area **112 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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