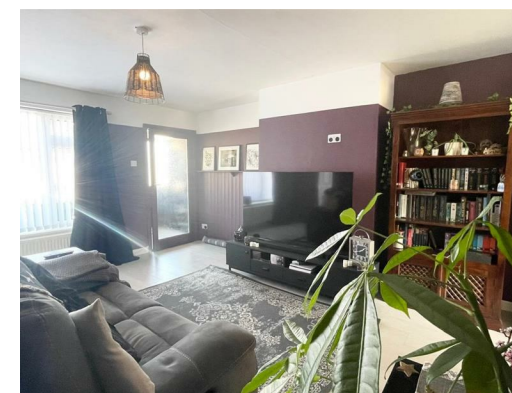


54 Ashfields Road, Heath Farm, Shrewsbury, Shropshire,
SY1 3SD

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £299,995

Viewing: strictly by appointment
through the agent

Occupying a pleasant position within this favoured residential location, this is a well presented, improved and deceptively spacious three bedroom semi detached house, offering instantly appealing living accommodation throughout which will appeal to many buyers. Heath Farm is a highly convenient and popular residential location being within close proximity to good local amenities, Shrewsbury town centre and local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, refitted kitchen/breakfast room, family room with feature wood burning stove, laundry room, ground floor shower room with WC, first floor landing, three bedrooms, refitted bathroom, generous brick paved driveway, garage, good size rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

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

Entrance hallway

Wooden framed glazed door then gives access to:

Lounge

15'1 x 14'4 max into understairs recess
Having UPVC double glazed window to front, wood effect flooring, useful understairs recess area.

Wooden framed glazed door from lounge gives access to:

Refitted kitchen/breakfast room

14'3 x 10'5
Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, wine cooler, dishwasher, free standing cooker, fitted wooden style worktops with inset ceramic Belfast sink with mixer tap over, tiled splash surrounds, breakfast bar, ceramic tiled floor, UPVC double glazed window to rear, recesses spotlights to ceiling.

Square arch from kitchen/breakfast room gives access to:

Family room

13'4 x 11'9 excluding recess
Having feature wood burning stove, ceramic tiled floor, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, recessed spotlights to ceiling.

From family room sliding door gives access to:

Shower room with WC

Having tiled shower cubicle with wall mounted electric shower(in need of repair), pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, recessed spotlights to ceiling, UPVC double glazed window to side,.

Door from family room gives access to:

Laundry room

10'3 x 5'6
Having eye level and base units, space for appliances, ceramic tiled floor, UPVC double glazed door giving access to front of property, service door to garage, recessed spotlights to ceiling.

Door from lounge gives access to staircase which rises to:

First floor landing

Having wood effect flooring, loft access.

Doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'5 excluding wardrobe recess x 8'4
Having fitted wardrobes, UPVC double glazed window to front, radiator, wood effect flooring.

Bedroom two

10'0 x 8'8
Having UPVC double glazed window to rear, radiator, wood effect flooring.

Bedroom three

8'0 x 7'4
Having UPVC double glazed window to side, radiator, wood effect flooring.

Refitted bathroom

Having a three piece suite comprising: P shaped panel bath with mixer shower over, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, tiled to walls, wood effect flooring, recessed spotlights to ceiling, heated towel rail.

Outside

To the front of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Garage

16'0 x 8'4
Having up and over door to front, fitted power and light.

Rear gardens

Comprise: Stone sections with timber pergola and timber entertainment/bar area, lawn gardens, inset shrubs. The rear gardens are enclosed by fencing and have a southerly facing aspect.

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

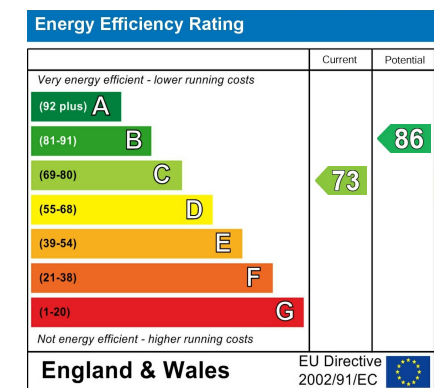
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

