



7 Pitchford Road, Heath Farm, Shrewsbury SY1 3HS

Shrewsbury & Country House Sales

MILLER  
EVANS

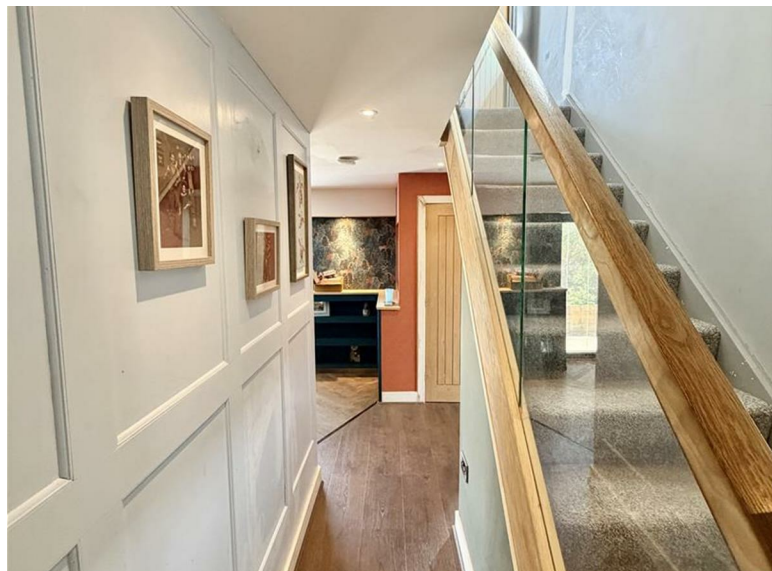


7 Pitchford Road, Heath Farm, Shrewsbury SY1  
3HS

£270,000

Freehold

- Modernised and thoughtfully remodelled three-bedroom semi-detached property
- Individual ground-floor layout with a contemporary finish throughout
- Large breakfast kitchen with extensive fitted units and integrated appliances
- Open-plan living room with log-burning stove and bi-fold doors to the garden
- Separate dining room/second reception room and useful ground-floor cloakroom
- Generous forecourt parking and good-sized rear garden with decked entertaining terrace



A well-presented three-bedroom semi-detached property which has been substantially updated and remodelled by the current owners, creating a modern home with a layout that differs from the more conventional design. The property has been finished and decorated to a high standard throughout.

The entrance hall has useful cloak and storage space and leads into a large breakfast kitchen, fitted with an extensive range of modern units and integrated appliances. The kitchen opens into the main living room, which has a log-burning stove and bi-folding doors opening onto the rear garden. There is also a separate dining room/second reception room, together with a cloakroom off the hall.

A staircase with glazed balustrade leads to the first floor, where there are three bedrooms and a modern shower room. The property has gas central heating and double glazing to the front.

Overall, the property provides well-planned and flexible accommodation with a modern finish, good outside space and a layout which makes particularly good use of the available ground-floor space.







ENTRANCE HALL  
7'6" x 5'5"

WC  
4'5" x 3'3"

LIVING ROOM  
15'2" x 10'9"

DINING ROOM  
12'6" x 13'0"

KITCHEN/BREAKFAST ROOM  
24'0" x 8'0"

Fitted with an extensive range of units with integrated appliances.

11'4" x 5'9"

AN ATTRACTIVE STAIRCASE rises to the FIRST FLOOR LANDING



BEDROOM 1  
13'11" x 9'8"

BEDROOM 2  
9'5" x 12'8"

BEDROOM 3  
10'3" x 6'4"

SHOWER ROOM  
5'3" x 9'6"

Large walk in shower

Vanity unit with inset wash hand basin

Low flush wc



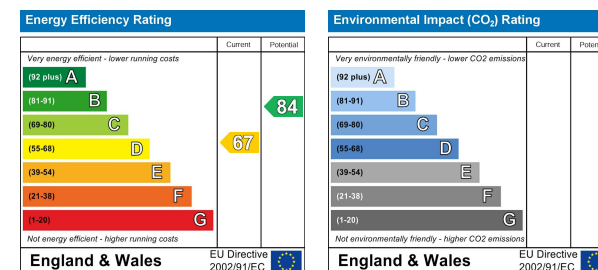
## GARDENS AND GROUNDS

To the front is a generous forecourt providing useful off-road parking for the owners and visiting cars.

The REAR GARDEN n is a good size and includes established flowers and shrubs, together with a substantial decked terrace providing a practical area for outdoor seating and entertaining.

## HOW TO GET THERE

The property is best approached out of Shrewsbury along the Ellesmere road turn right into Mount Pleasant Road and right into Westbury Road. After a short distance turn right into Pitchford Road.



## 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. Images may have been enhanced. This property may be subject to additional management charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

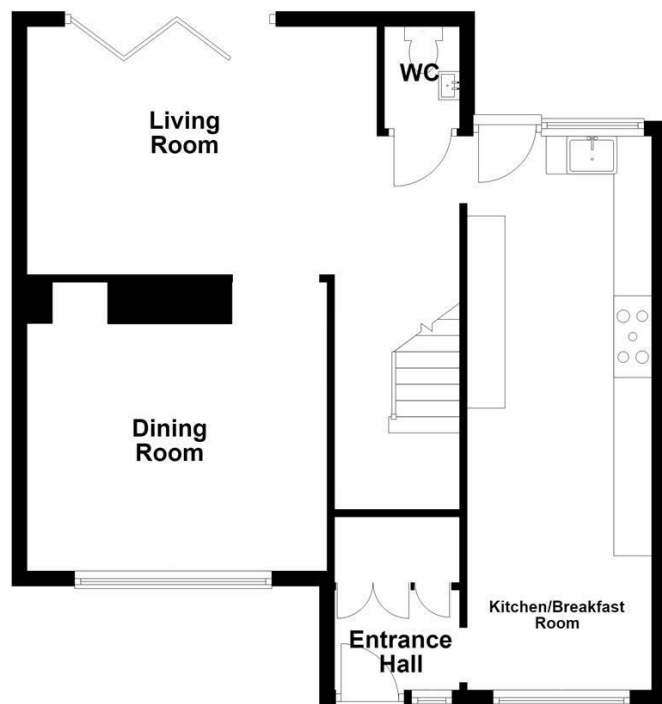
Council Tax Band : C

## LOCAL AUTHORITIES

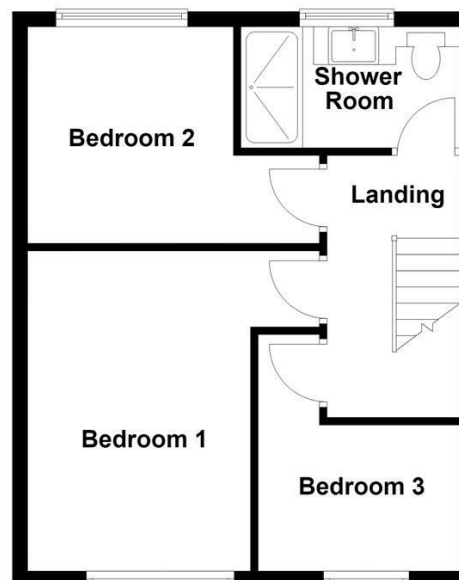
Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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Ground Floor

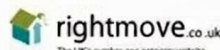


First Floor



Total area: approx. 1112.2 sq. feet

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
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