



5 Maple Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3SE

£300,000

Setting a high standard, this superb semi detached house has been greatly improved by the present owners. Ground floor accommodation provides: Hall, Living Room, Excellent Fitted Kitchen/Dining Room, Impressive Conservatory, Utility, Shower Room, Bedroom/Study. Upstairs are 3 Bedrooms and Modern Bathroom. GCH, DG, Driveway, Landscaped Garden. Viewing Essential For Full Appreciation.



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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

Double glazed composite entrance door with side screens.

Entrance Hall

Automatic sensor lighting, designer radiator, staircase leads to spacious First Floor Landing.

Living Room

Wood style laminate flooring, designer radiator, feature polished stone fireplace with coal effect gas fire inset, under stairs storage cupboard, double glazed window to the front.

Kitchen/Dining Room

Beautifully fitted with an excellent range of contemporary units, laminated work tops, inset 1 1/2 bowl sink, matching island unit with breakfast bar. Integrated dishwasher, double electric oven, 4-ring induction hob with single oven beneath, glass splashback and filter hood above.

Gable End Conservatory

A wonderful addition to the property, with a pitched glazed roof, Prem-fold doors lead to rear Garden, designer radiator, tiled flooring.

Utility Room

Tiled flooring, work surface, eye-level storage, ample space for appliances, designer radiator, double-glazed window and composite door to the side.

Ground Floor Shower Room

Tiled flooring with underfloor heating. Generous shower area with fully tiled walls around and half tiled to further all areas, wash basin with cupboard beneath, WC, extractor and double-glazed window to the rear, automatic sensor lighting.

Bedroom 4

Currently used as an office. Radiator, double-glazed window to the front.

First Floor Landing

Automatic sensor lighting, double-glazed window to the side, built-in airing cupboard with cylinder and access to roof space.

Bedroom 1

Oak door, radiator, large double-glazed window overlooking cul-de-sac to the front.

Bedroom 2

Oak door, radiator, built-in double wardrobe, large shelved cupboard, radiator and double-glazed window to the rear.

Bedroom 3

Oak door, designer radiator, double-glazed window to the front. Currently set up as a dressing room, the hanging rails and shelving can easily be dismantled.

Bathroom

Fitted with a contemporary white 3-piece suite providing bath with mixer tap and shower fitting over, wash basin and WC, designer radiator, double-glazed window to the rear, and automatic sensor lighting

Outside - Front

Designed for easy maintenance, the front garden is laid to artificial lawn, deep slate borders around. The driveway provides parking for 3 cars. Gated access to the side.

Rear Garden

Beautifully landscaped with an extensive Indian stone paved patio, extending the full width of the property. Step down to the lawn with Indian stone pathways and borders, feature red Acer set to one of the borders, pergola, external double power points, garden lighting and a tap. The garden is enclosed by close boarded timber fencing with concrete posts.

Services

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

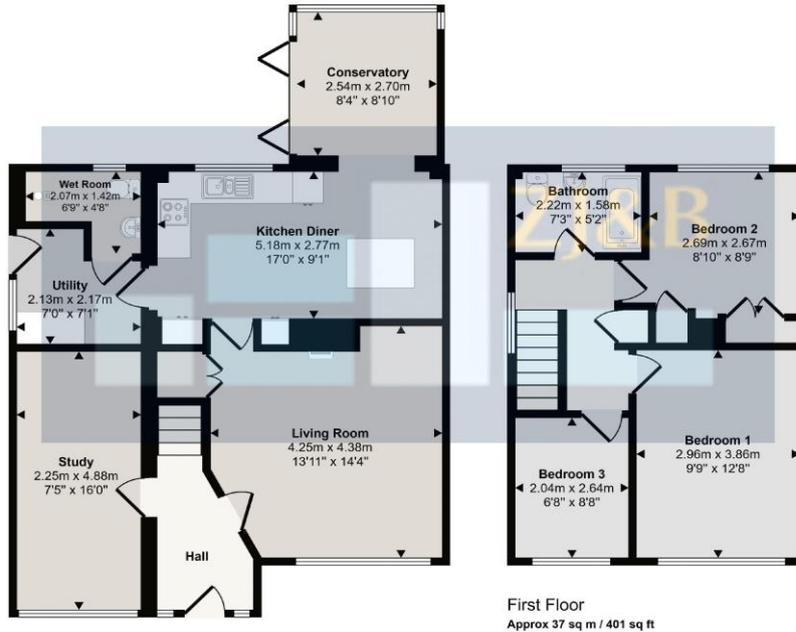
Council Tax Band C

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**



Approx Gross Internal Area
105 sq m / 1135 sq ft

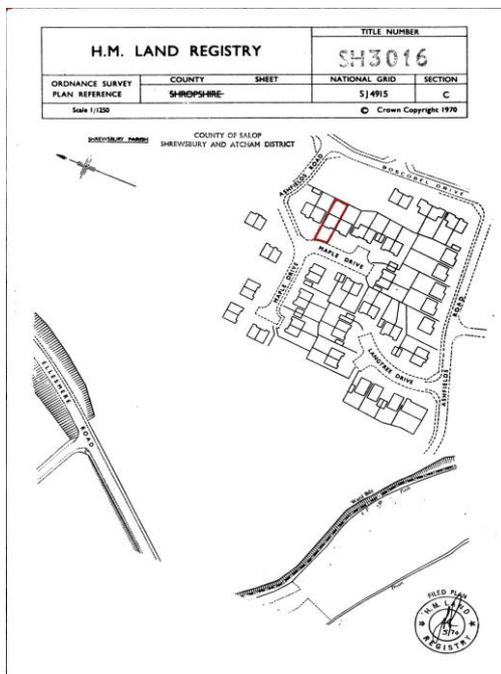


Ground Floor
Approx 68 sq m / 734 sq ft

First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)		
5 Maple Drive SHREWSBURY SY1 3SE	Energy rating C	Valid until: 9 March 2036
		Certificate number: 4900-5914-0222-4598-3763
Property type	Semi-detached house	
Total floor area	98 square metres	

Rules on letting this property

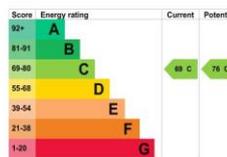
Properties can be let if they have an energy rating from A to E.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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