

15 Ashford Drive, Heath Farm, Shrewsbury, Shropshire,
SY1 3HH

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.

Occupying a pleasing cul-de-sac position, this is a particularly spacious and well proportioned three bedroom semi-detached house. The property is situated within this popular and convenient residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury Town centre and local bypass linking up to the motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, brick paved driveway, good size garage, UPVC double glazing, gas fired central heating, cul-de-sac position, popular residential location.

The accommodation in greater detail comprises:

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

Entrance hallway

Having understairs storage cupboard, radiator.

Door from entrance hallway gives access to:

Lounge

13'4 x 12'8

Having UPVC double glazed window to front, wood effect flooring, radiator, coving to ceiling, wall light points.

Double doors from lounge gives access to:

Dining room

9'3 x 8'8

Having wood effect flooring, radiator, UPVC double glazed French doors giving access to rear gardens.

Folding door from dining room and door from entrance hallway gives access to:

Kitchen

10'2 x 9'5

Having eye level and base units with built-in cupboards and drawers, space for appliances, integrated oven, four ring gas hob with cooker canopy over, tiled splash surrounds, period style vinyl floor covering, UPVC double glazed window to rear, double glazed door giving access to side/rear of property, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors from first floor landing then give access to: Three bedrooms and bathroom

Bedroom one

11'8 x 11'3

Having UPVC double glazed window to front, radiator.

Bedroom two

10'9 x 9'1

Having UPVC double glazed window to rear, radiator, two built-in double wardrobes.

Bedroom three

7'11 x 7'8

Having UPVC double glazed window to front, radiator.

Bathroom

Which comprises: A three piece suite having P shaped panel bath with shower attachment off taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, two UPVC double glazed windows, part tiled to walls, wood effect flooring, heated chrome style towel rail.

Outside

The property occupies a pleasing cul-de-sac position. To the front there is a lawn garden with brick paved driveway to side which gives access to:

Good size garage

Having up and over door with integral store. In between the house and garage gated access then leads to the property's:

Rear gardens

Having brick paved patio, paved sun terrace, lawn gardens, paved pathway, timber covered area which could be ideal for BBQ etc, inset shrubs. The rear gardens are enclosed by fencing.

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

