



58 Boscobel Drive, Heath Farm, Shrewsbury, SY1 3DU

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**Offers in the region of £186,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Situated on a particularly generous corner plot, this is an improved, particularly well proportioned, three bedroom semi-detached house. The property is located in this favoured residential position, being in close proximity to a variety of local amenities, schooling and within easy reach of the Shrewsbury town centre and the local by-pass, linking up to the M54 motorway network. Viewing is recommended by the selling agent.

**Accommodation:**

Entrance hallway, lounge, re fitted kitchen / diner, first floor landing, three bedrooms, re fitted bathroom, corner plot having gardens to front, side and rear, driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door with upvc double glazed windows to side gives access to:

**Entrance hallway:**

Having engineered wooden flooring, radiator, wooden framed glazed door from hallway gives access to:

**Lounge:**

13'10 excluding recess x 13'4 (4.22m excluding recess x 4.06m)

Having two upvc double glazed windows, radiator, coving to ceiling, understairs storage recess, wall-mounted thermostat control unit. Wooden framed glazed double doors from lounge gives access to:

**Re fitted kitchen / diner:**

17'0 x 10'8 (5.18m x 3.25m)

**The kitchen area:**

Comprises: A range of wooden style eye level and base units with built-in cupboards and drawers, built-in double oven, four ring gas hob with cooker canopy over, integrated slim-line dishwasher, tiled splash surrounds, tiled effect flooring, upvc double glazed window with upvc double glazed stable style door giving access to the rear garden (space for washing machine), recessed spotlights to ceiling.

**The dining area:**

Comprises: (space for further appliances), radiator, tiled effect flooring, upvc double glazed window to side.

From hallway stairs rise to:

**First floor landing:**

Having loft access, cupboard housing gas fired central heating boiler. Doors from first floor landing give access to all bedrooms and re fitted bathroom.

**Bedroom one:**

13'1 x 9'11 (3.99m x 3.02m)

Having two upvc double glazed windows, coving to ceiling, radiator.

**Bedroom two:**

8'11 excluding wardrobe recess x 8'10 excl recess (2.72m excluding wardrobe recess x 2.69m excl recess)

Having large part mirror built-in fronted wardrobe, upvc double glazed window, radiator.

**Bedroom three:**

8'11 max into recess x 6'10 (2.72m max into recess x 2.08m)

Having upvc double glazed window, fitted storage cupboard, radiator.

**Re fitted bathroom:**

Having a three piece white suite comprising: Timber style panelled bath with mixer shower over, low flush wc, pedestal wash hand basin, tiled floor, fully tiled to walls, upvc double glazed window, heated chrome style towel rail.

**Outside:**

To the front of the property a paved pathway gives access to the front entrance door. The front garden is laid to lawn which then extends to the side of the property where there is a garden pond, further lawned garden, a variety of shrubs with low rise brick walling. To the side of this there is a driveway gives access to a garage: To the side of the garage gated pedestrian access then leads to the properties rear garden having paved patio area with outside cold tap, raised lawned garden with inset shrubs, plants and bushes, timber garden shed. The rear garden is enclosed by fencing.

**Garage:**

Having an up and over door, glazed window to rear.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

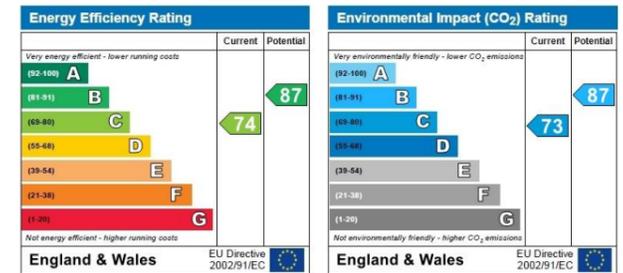
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOOR PLANS**

