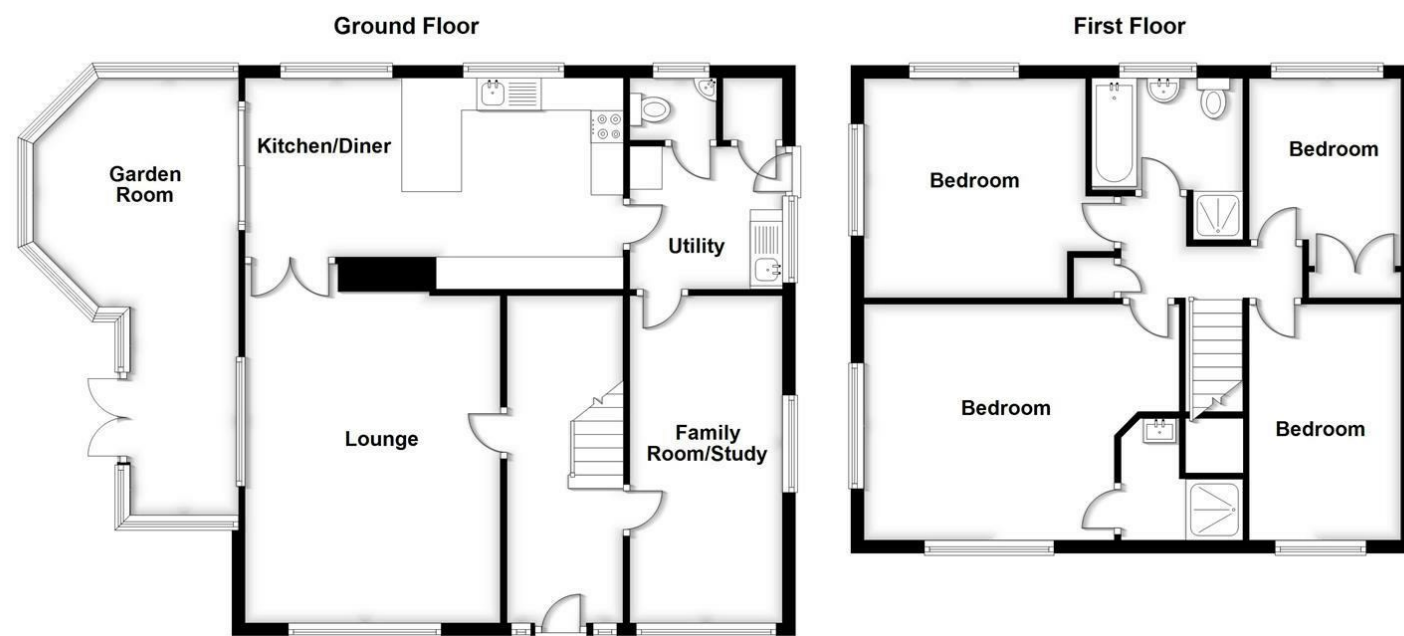


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Important Notice - please read carefully

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.
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Offers In The Region Of £439,995

Viewing: strictly by appointment through the agent

Canopy over double glazed entrance door with double glazed windows to side gives access to:

Reception hallway

Having engineered wooden flooring, under-stairs recess, radiator, dado rail.

Door from reception hallway gives access to:

Lounge

16'10 x 13'2

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

Wooden framed glazed doors from lounge gives access to:

Attractive re-fitted family kitchen/diner

19'3 x 10'11

The kitchen area comprises: a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fridge and freezer, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, engineered wooden flooring, recessed spotlights and coving to ceiling, double glazed window to rear.

The dining area comprises: double glazed window to rear, radiator, engineered wooden flooring, coving to ceiling.

Double glazed sliding patio door from kitchen/diner gives access to:

Large P shaped garden room

22'2 x 10'5

Having brick base, range of upvc double glazed windows with pleasing aspect over the property's rear gardens and towards Winney Hill and Hencote, two radiators, tiled floor, upvc double glazed French doors giving access to rear gardens, roof window, recessed spotlights to ceiling.

Part glazed wooden framed door from kitchen/diner gives access to:

Utility room

7'10 x 6'11

Having fitted worktops with stainless steel sink and mixer tap over, space for washing machine, tiled floor, tiled splash surrounds, double glazed window to side, double glazed door giving access to side of property, coving to ceiling.

From utility room door gives access to:

Boiler room

Having wall mounted gas fired central heating boiler, tiled floor.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, part tiled to walls, double glazed window to rear, coving to ceiling.

Door from utility room and from reception hallway gives access to:

Family room/study

16'9 x 7'9

This multi functional room comprises: two double glazed windows, radiator, coving to ceiling.

From reception hallway stairs rise to:

First floor landing

Having loft access, dado rail, airing cupboard.

Doors from first floor landing then give access to: Four good sized bedrooms and family bathroom.





Bedroom one

16'2 max reducing down to 12'1 x 11'11 max into wa
Having a range of fitted bedroom furniture including wardrobes, dressing table chest of drawers, eye level storage cupboards, two double glazed windows one offering a fantastic outlook towards Winney Hill, the Shrewsbury town centre and beyond, radiator, coving to ceiling.

Door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle, wash hand basin with mixer tap over, part tiled to walls, vinyl floor covering, coving, extractor fan and spotlights to ceiling.

Bedroom two

12'0 x 8'1
Having double glazed window to front, over-stairs fitted storage cupboard/wardrobe, radiator, coving to ceiling.

Bedroom three

11'4 excluding recess x 9'0
Having two double glazed windows having a stunning aspect towards Hencote,, Winney Hill, the Shrewsbury town centre and beyond, radiator, coving to ceiling, fitted wardrobe, shelved storage cupboard and centralized shelved display unit.

Bedroom four

9'1 max x 8'1
Having double glazed window to rear, built-in double wardrobe, radiator.

Bathroom

Having a four piece suite comprising: Jacuzzi style bath with antique style mixer tap off taps, tiled shower cubicle, pedestal wash hand basin, low flush WC, half tiled to walls, coving to ceiling, double glazed window to rear, vinyl floor covering, radiator with fitted heated towel rail, wall mounted strip light with built-in shaver point.

Outside

To the front of the property there is a generous concrete driveway which then leads to a further brick paved driveway. This area provided ample off street parking. The brick paved driveway is bordered by inset shrubs and stoned sections. To the side of the house double gates lead to a further driveway which in-turn gives access to:

Substantial garage with adjoining workshop

Garage

29'1 max x 17'1 max reducing down to 10'0
And comprises: up and over door, part glazed door giving access to rear garden, glazed window, work bench with eye level storage cupboard, fitted power and light.

Door from garage gives access to:

Workshop

8'6 x 6'9 max
Having glazed window, shelved storage cupboard and door giving access to rear gardens.

Access to either side of the property then leads to a well maintained, well established and generous sized:

Rear gardens

Which comprises: a range of extensive paved patio areas, pergola with climbing shrubs, lawned gardens, a variety of mature shrubs, plants, bushes and trees, mature hedging. From the rear gardens there is a lovely aspect towards Winney Hill, Hencote, local countryside and beyond.

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 D

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.

