



7 Boscobel Drive, Heath Farm, Shrewsbury, Shropshire,
SY1 3DJ

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.
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Offers In The Region Of £240,000

Viewing: strictly by appointment
through the agent

Offering improved, and well presented living accommodation throughout, this is a well proportioned and particularly spacious three bedroom semi-detached house. The property is conveniently located within close proximity to a variety of excellent local amenities and is well placed for easy access to the Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the selling agent.

Accommodation

Entrance hallway, lounge, contemporary re-fitted kitchen/diner, upvc double glazed conservatory, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway and garage, upvc double glazing, gas fired central heating and viewing is recommended.

Upvc double glazed entrance door with upvc double glazed window to side give access to:

Hallway

Having wood effect flooring, radiator and recess spotlights to ceiling. Door from hallway gives access to:

Lounge

13'10" x 13'3" excluding recess

Having wood burning stove with timber inset mantle above, two upvc double glazed windows, wood effect flooring, wall hung radiator and tv aerial point. Part glazed double doors from lounge gives access to:

Contemporary Re-fitted Kitchen/Diner

17'0" x 10'9"

The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated washing machine with matching fascias, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, recess spotlights to ceiling, tile splash surround, upvc double glazed window to rear and upvc double glazed door giving access to rear gardens. The dining area comprises radiator and wood effect flooring. Upvc double glazed sliding door from kitchen/diner gives access to:

Upvc Double Glazed Conservatory

8'9" x 7'5"

Having brick base, range of upvc double glazed window over looking rear gardens, upvc double glazed French doors giving access to rear gardens and wood effect flooring.

From hallway stairs rise to:

First Floor Landing

Having loft access, recess spotlights to ceiling, radiator and linen store cupboard. From first floor landing doors give access to all bedrooms and re-fitted bathroom.

Bedroom One

13'0" x 9'11"

Having two upvc double glazed windows, radiator and wood effect flooring.

Bedroom Two

11'2" max into recess x 10'10" reducing to 6'11"

Having upvc double glazed window to rear, radiator, large built-in mirror fronted double wardrobe plus additional fitted wardrobe with hanging rail.

Bedroom Three

8'11" x 6'11"

Having upvc double glazed window to front, radiator and shelved storage cupboard.

Re-fitted Bathroom

Having a three piece white suite comprising shaped panel bath with electric shower over and shower screen to side, low flush wc, wash hand basin with mixer tap over, storage cupboard below, fully tiled to walls, heated chrome style towel rail, recess spotlights to ceiling and wood effect flooring.

Outside

To the front of the property there is a lawned garden with mature shrubs with a paved pathway giving access to the front door. To the side of this, there is a driveway providing off street parking for two vehicles. Access is then giving to the property's:

Garage

16'8 x 8'13

Having up and over door, power and lighting, upvc side service door.

Gated pedestrian side access then leads to the property's:

Rear Gardens

Having lawned garden, raised flower beds and paved sun terrace. The rear gardens are enclosed by fencing.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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

