



1 Oakdale Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3ED

www.hbshrop.co.uk



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Offers In The Region Of £274,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this greatly improved, beautifully presented and particularly spacious, three bedroom semi detached house, which occupies a lovely cul-de-sac position. The property boasts an attractive lounge, impressive re-fitted kitchen/diner, utility room, cloakroom, stylish re-fitted bathroom and landscaped gardens. Heath Farm is a popular residential location, within close proximity to good local amenities and is well placed for easy access to the Shrewsbury Town centre and local bypass linking up to the M54 motorway network, Early viewing is highly recommended by the selling agent.

Accommodation

Entrance hall, lounge, impressive re-fitted kitchen/diner, utility room, cloakroom, first floor landing, three bedrooms, stylish re-fitted bathroom, front and landscaped rear enclosed gardens, driveway, garage with electrically operated door, upvc double glazing, gas fired central heating. Viewing is recommended.

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

Hallway

Having wood effect flooring, recessed spotlights to ceiling.

Door from hallway gives access to:

Lounge

17'0 x 13'3

Having upvc double glazed window to front, contemporary stoned effect gas fire set to marble style hearth with decorative timber fire surround, wood effect flooring, radiator, coving and recessed spotlights to ceiling.

Wooden framed glazed doors from lounge gives access to:

Impressive re-fitted kitchen/diner

17'1 x 10'9

The dining area comprises: wood effect flooring, double glazed sliding patio door giving access to gardens, radiator, recessed spotlights to ceiling. The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated fridge, double oven and slimline dishwasher, four ring induction hob with stainless steel cooker canopy over, upvc double glazed window to rear, tiled splash surrounds, tiled floor, recessed spotlights to ceiling.

Door from kitchen/diner gives access to:

Utility room

7'4 x 6'10

Having replaced eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, upvc double glazed window to side with upvc double glazed door giving access to side of property, recessed spotlights to ceiling, radiator, service door to garage, shelved store cupboard.

Door from utility room gives access to:

Cloakroom

Having low flush WC, tiled floor, upvc double glazed window to rear, recessed spotlights to ceiling.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, cupboard housing gas fired central heating boiler, loft access.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

Bedroom

13'3 x 9'11

Having upvc double glazed window to front, radiator, fitted wardrobes.

Bedroom

9'1 x 9'0

Having upvc double glazed window to rear, radiator, built-in double wardrobe and shelved storage cupboard.

Bedroom

8'11 x 6'11

Having upvc double glazed window to front, radiator.

Re-fitted bathroom

Having a modern three piece suite comprising: panelled bath with drench shower over, glazed shower screen to side, low flush WC, wash hand basin set to vanity unit with storage drawers and cupboards below, wall hung touch sensor mirror, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, ceramic tiled floor, upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with double width driveway which gives access to:

Garage

16'10 x 8'1

Having electrically operated up and over door, upvc double glazed window to side.

Gated pedestrian side access then leads to properties landscaped well maintained:

Rear gardens

And comprises; paved patio/ sun terrace, timber garden shed, lawned garden, raised decked area with inset lighting, outside cold tap, lighting points and electricity point. 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).

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			
(81-91) B			84
(69-80) C		70	
(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

