



19 Cardington Drive, Heath Farm, Shrewsbury, Shropshire,
SY1 3HD

www.hbshrop.co.uk



Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent



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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Occupying a pleasing cul-de-sac position with NO UPWARD CHAIN. This is a particularly spacious and well proportioned three bedroom semi-detached house. The property boasts two reception rooms, a modern re-fitted shower room, front and generous size rear enclosed gardens, driveway and garage. Heath Farm is a popular residential location within close proximity to excellent amenities and well placed for east access to the Shrewsbury town centre. Early viewing comes highly recommended by the agent.

Accommodation

Entrance hall, lounge, separate dining room, kitchen, cupboard side lobby, first floor landing, three bedrooms, modern re-fitted shower room, front and generous size rear enclosed gardens, driveway, garage, gas fired central heating, upvc double glazing, NO UPWARD CHAIN.

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

Entrance hall

Door then gives access to:

Lounge

13'11 excluding recess x 13'3

Having upvc double glazed window to front, radiator, coal effect gas fire with decorative fire surround, radiator.

Wooden framed glazed doors from lounge give access to:

Dining room

9'0 x 8'2

Having upvc double glazed sliding patio doors giving access to rear gardens, coving to ceiling, radiator, wall mounted thermostat control unit.

Folding door from dining room gives access to:

Kitchen

9'1 x 8'10

Having eye level and base units with built-in cupboards and drawers, free standing cooker, washing machine and fridge, tiled floor, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window to rear.

Upvc double glazed door from kitchen gives access to:

Cupboard side lobby

Having upvc double glazed doors to front and rear.

From lounge folding door gives access to:

Inner hallway

With stairs rising to:

First Floor Landing

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

Doors from first floor landing give access to all bedrooms and re-fitted shower

Bedroom

13'1 x 10'1

Having upvc double glazed window to front, radiator.

Bedroom

8'11 x 8'10

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

Bedroom

8'11 x 6'10

Having upvc double glazed window to front, radiator, fitted store cupboard.

Re-fitted shower room

Having a modern suite comprising: walk-in shower with wall mounted electric shower and contemporary glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboard below, two upvc double glazed windows, shaver point, wall mounted electric heater, vinyl floor covering.

Outside

To the front of the property there is a lawned garden. To the side of this there is compressed patterned driveway which gives access to:

Garage

(A chest freezer is situated in the garage and will be left, should the buyer require it).

To the rear there is a generous sized well established garden having paved patio area, raised beds, a variety of mature shrubs, plants and bushes, timber garden shed and green house. 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

