



131 Lancaster Road, Heath Farm, Shrewsbury, Shropshire,
SY1 3NA

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.
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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £239,950

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position and overlooking a large local playing field. This is a neatly presented and particularly spacious three bedroom semi-detached house. The property is within close proximity to local schooling, a variety of amenities and well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises: Entrance porch, reception hall, lounge, attractive kitchen/diner, laundry room, first floor landing, three bedrooms, bathroom, generous front garden, rear enclosed gardens bordering local playing fields, driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

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

Entrance porch

Having wood effect flooring, telephone point.

Door from entrance porch gives access to:

Hallway

Having radiator, wood effect flooring, under-stairs recess, wall mounted thermostat control unit.

Part glazed door from reception hallway gives access to:

Lounge

12'7 x 12'0

Having upvc double glazed window to front, radiator.

Wooden framed doors from lounge and doorway from hallway gives access to:

Kitchen/diner

19'1 x 9'4

The dining area comprises: upvc double glazed sliding door giving access to rear gardens, radiator. The kitchen area comprises: a range of replaced eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, corner display unit, tiled splash surrounds, space for appliance, wall hung stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, tiled floor.

Part glazed door from kitchen/diner gives access to:

Laundry room

8'11 x 7'7

Having eye level and base units, space for appliances, vinyl tiled effect floor covering, glazed window, upvc double glazed door fiving access to rear gardens, service door to garage.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. linen store cupboard.

Doors then gives access to Three bedrooms and bathroom.

Bedroom one

11'10 x 9'5

Having upvc double glazed window to front, radiator, range of fitted wardrobes and eye level storage cupboards above.

Bedroom two

10'8 x 9'2

Having upvc double glazed window with pleasing aspect overlooking local playing fields, radiator, fitted double wardrobe, shelved storage cupboard with centralised display unit.

Bedroom three

9'4 x 8'1

Having upvc double glazed window to front, radiator.

Bathroom

Having a four piece suite comprising: panelled bath, corner tiled cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, vinyl tiled effect floor covering, radiator, upvc double glazed window to rear, shaver point.

Outside

To the front of the property there is a generous size lawned garden enclosed by mature hedging and fencing, leading to a concrete driveway with paved patio area to side. From the driveway access is then given to:

Garage

17'3 max x 8'1

Having up and over door.

Rear gardens

Having a pleasant garden comprising: paved and concrete patio areas, two timber garden sheds, lawned garden. The rear gardens are enclosed by fencing and border local playing fields.

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 B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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

