



63 Ashfields Road, Heath Farm, Shrewsbury, Shropshire,  
SY1 3SD

[www.hbshrop.co.uk](http://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 £260,000**

Viewing: strictly by appointment through the agent



A deceptively spacious, well proportioned and extended two bedroom detached bungalow offered For Sale with NO UPWARD CHAIN. The property is situated within this favoured and popular residential location within close proximity to good local amenities, frequent bus route to the Shrewsbury town centre and is well placed for easy access to the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, spacious extended lounge/diner, kitchen, side entrance/lobby, two bedrooms, bathroom, front and attractive rear enclosed gardens, driveway, garage, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Storm porch with upvc double glazed entrance door with upvc double glazed windows to side which gives access to:

**Hallway**

Having radiator, coving to ceiling, cupboard housing Worcester gas fired combination boiler

Part glazed door from hallway gives access to:

**Extended lounge/diner**

27'5 x 10'2

Having two double glazed windows, double glazed sliding patio door giving access to rear gardens, radiator, coal effect living flamed gas fire with marble style hearth and matching fire surround,

Part glazed wooden framed door from extended lounge diner gives access to:

**Kitchen**

9'7 x 8'4

Having eye level and base units with built-in cupboards and drawers, space for appliances, tiled effect flooring, tiled splash surrounds, double glazed window to rear, wall mounted extractor fan, fitted worktops with inset sink with mixer tap over.

Upvc double glazed door from kitchen gives access to:

**Side entrance/lobby**

Having upvc double glazed door giving access to front of property and further door giving access to rear of property.

From hallway doors then give access to: Two bedrooms and bathroom.

**Bedroom one**

12'7 x 11'11 max into open fronted wardrobe recess Having double glazed window to front, radiator, range of fitted open fronted wardrobes with centralized shelved storage.

**Bedroom two**

9'5 x 8'0

Having double glazed window to front, radiator, built-in wardrobe with shelved storage section.

**Bathroom**

Having walk-in bath, WC, pedestal wash hand basin, double glazed window, tiled effect flooring, radiator, part tiled to walls, wall mounted shower, loft access.

**Outside**

To the front of the property there is a lawn garden. To the side of this there is a good size driveway providing ample off street parking with access leading to :

**Garage**

Having up and over door and fitted power and light.

**Rear gardens**

And comprises: paved patio area, lawn gardens, paved pathway, mature shrubs, plants and bushes. The rear gardens re enclosed by fencing and mature hedging.

**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).

**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			87
(81-91) B			
(69-80) C		71	
(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**

