













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

- 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
- 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.



63 Ashfields Road, Heath Farm, Shrewsbury, Shropshire,

www.hbshrop.co.uk









Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge** 

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000** 

e: sales@hbshrop.co.uk



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 precontract 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

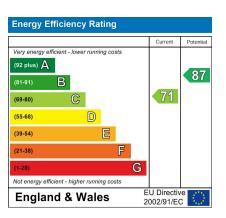
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



# **FLOORPLANS**

