



4 Oakwood Drive, Heath Farm, Shrewsbury, Shropshire,
SY1 3DY

www.hbshrop.co.uk



Offers In The Region Of £240,000

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 generous size corner plot, this is a well proportioned and particular spacious three bedroom semi detached house. The property would benefit from general modernisation/improvement allowing potential purchaser's to remodel the property in there particular style. Heath Farm is a popular residential location having good local amenities, being well placed for easy access to the Shrewsbury town centre. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front, side and rear enclosed gardens, single garage, driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

Entrance hallway

Having extension point, doors with glazed panel to side gives access to:

Lounge

17'0 x 13'3

Having two UPVC double glazed windows, radiator, gas fire set to a stone style hearth extending to TV stand, coving to ceiling.

Wooden framed door from lounge gives access to:

Kitchen/diner

17'0 x 9'2

Having eye level and base units with built-in cupboards and drawers, fitted tiled worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker extractor fan over, part tiled to walls, two UPVC double glazed windows, leaded glazed door giving access to rear gardens, radiator.

From lounge stairs rise to:

First floor landing

Having loft access, linen store cupboards.

Doors from first floor landing then give access to: Three bedroom and bathroom.

Bedroom one

13'0 x 9'11

Having two UPVC double glazed windows, radiator, built-in double wardrobe.

Bedroom two

9'2 x 9'1

Having UPVC double glazed window, radiator, built-wardrobe, cupboards housing gas fired central heating boiler.

Bedroom three

8'11 x 6'10

Having UPVC double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, two UPVC double glazed windows, tiled floor, radiator.

Outside

To the front of the property there is a paved pathway giving access to front door, shrub area, lawn gardens which then extend to the side of the property with paved pathway giving gated pedestrian access to the:

Rear gardens

Comprise: Paved patio, lawn garden, timber garden shed, mature shrubs, plants and bushes. The rear of the garden there is a single brick built garage and driveway to front.

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

