



35 Ashfields Road, Heath Farm, Shrewsbury, Shropshire,
SY1 3SB

www.hbshrop.co.uk



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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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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 £340,000

Viewing: strictly by appointment
through the agent

Occupying a lovely position with fantastic views to the rear towards Hencote, local countryside and beyond. This is a deceptively spacious, well presented and versatile three double bedroom split level linked detached property, which has the added benefit of being offered for sale with NO UPWARD CHAIN. The property is located within this popular residential location, close proximity to good local amenities and is well placed for easy access to the Shrewsbury town Centre and local bypass. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, study, spacious lounge/diner, UPVC double glazed conservatory, attractive refitted kitchen/breakfast room, laundry room, side lobby, ground floor bedroom, first floor landing having two further double bedrooms, bathroom, generous size brick paved driveway, store garage, rear enclosed gardens, fantastic outlook to rear towards Hencote, local countryside and beyond, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having UPVC double glazed windows, radiator.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with storage cupboard below, tiled to walls, tiled floor, wall mounted extractor fan.

Door from entrance hallway gives access to:

Bedroom
12'8 x 8'9
Having two UPVC double glazed windows, radiator.

Door from entrance hallway gives access to:

Inner hallway
From inner hallway stairs lead down to:

Lounge/diner
26'6 x 11'10
Having coving to ceiling, two radiators, coal effect living flame gas fire set to a marble style hearth with decorative ire surround, TV aerial point, coving to ceiling, double glazed sliding door from lounge/diner gives access to:

UPVC double glazed conservatory
14'8 x 9'9
Having brick base, tiled floor, a range of UPVC double glazed windows with pleasing aspect toward Hencote, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Doors from lounge/diner and side lobby gives access to:

Refitted kitchen/breakfast room
14'5 x 11'1
Having a range of attractive eye level and base unit with built-in cupboards and drawers, integrated double oven, four ring ceramic hob with cooker canopy over, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, breakfast bar, radiator, tiled floor, UPVC double glazed window with pleasing aspect towards Hencote, UPVC double glaze door giving access to rear gardens.

Door from inner hallway gives access to:

Study
12'10 x 8'3
Having UPVC double glazed window to front, radiator, fitted store cupboard.

Wooden framed glazed door from study gives access to:

Side lobby
Having UPVC double glazed door giving access to front of property, tiled floor.

Door from side lobby gives access to:

Laundry room
7'10 x 6'10
Having fitted eye level store cupboard, space for appliances, tiled floor, service door to store garage.

From entrance hallway stairs rise to:

First floor landing
Having generous size eaves storage/roof access, linen store cupboard with radiator.

Doors from first floor landing then give access to: Two further double bedrooms and bathroom.

Bedroom
13'6 x 8'6
Having UPVC double glazed window offering a beautiful aspect over the property's rear gardens, Hencote, local countryside and beyond, radiator.

Bedroom
12'8 x 10'2 max into recess reducing down to 8'6
Having UPVC double glazed window offering a beautiful aspect over the property's rear gardens, Hencote, local countryside and beyond, radiator, built-in double wardrobe with display shelving unit to side.

Bathroom
Having a three piece white suite comprising: Timber style panel bath, low flush WC, wash hand basin set to vanity unit with store cupboards below, tiled to walls, UPVC double glazed window to side, mirror fronted bathroom cabinet, heated towel rail.

Outside
To the front of the property there is a generous size brick paved driveway providing ample off street parking. From the driveway access is given to:

Store garage
9'4 x 7'10
Gated pedestrian side access then leads to the property's:

Rear gardens
Which offer a delightful aspect towards Hencote, local countryside and beyond and comprise: Large brick paved patio, lawn gardens, stone section, inset shrubs, plants and bushes, timber garden shed and glazed greenhouse. The rear gardens are enclosed

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.

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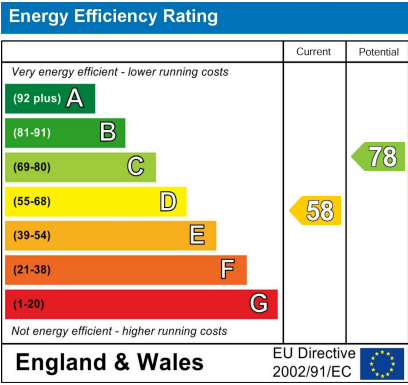
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOORPLANS

