

1 Morville Road, Heath Farm, Shrewsbury, Shropshire,
SY1 3ER

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 £279,950

Viewing: strictly by appointment through the agent

A greatly enhanced, extended three bedroom semi detached house which has a spacious layout and benefits from gas central heating, solar panels and UPVC double glazing. Heath Farm is a popular residential location within close proximity to excellent amenities and well placed for easy access to the Shrewsbury town centre. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm canopy, entrance hall, lounge, good size extended L shaped kitchen/diner, first floor landing, three bedrooms, bathroom, extensive brick paved forecourt and driveway, attractive good size enclosed rear gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm canopy step up leading to UPVC double glazed front door and side panels give access to:

Entrance hall

Having wooden flooring, staircase leading off, radiator, useful understairs storage.

From entrance hall door gives access to:

Lounge

12'9 x 12'3

Having UPVC double glazed bow window to front, radiator, TV aerial point, feature cast iron dual fuel stove set to inglenook with raised tiled hearth and mantel above.

Double folding doors from lounge and door from hallway give access to:

Extended L shaped open plan Kitchen/dining room

19'8 x 19'1

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset 1 1/2 stainless steel single sink drainer unit with mixer tap over complete with waster disposal unit, five burner induction hob, built-in electric double oven and grill, with microwave above, integrated fridge freezer, built-in Fisher and Paykel two drawer built-in dishwasher, UPVC double glazed window overlooking rear garden, built-in pantry, ceramic tiled floor, UPVC double glazed door leading to side of property with storm canopy above.

The dining area comprises: Having a laminate wood effect flooring, radiator, space and plumbing for washing machine and tumble dryer, radiator, two UPVC double glazed windows, UPVC double glazed French doors leading onto rear garden.

From entrance hall stairs rise to:

First floor landing

Having UPVC double glazed window to side, linen cupboard with slatted shelving and radiator, access to loft access via an aluminum roof ladder housing Worcester Bosch gas fired central heating boiler also providing domestic hot water.

From first floor landing doors give access to: Three bedroom and bathroom

Bedroom one

11'3 x 10'8

Having UPVC double glazed window to front, radiator, floor to ceiling built-in wardrobes with sliding mirror fronted doors.

Bedroom two

10'8 x 9'1

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'1 x 7'8

Having UPVC double glazed window to front, radiator.

Bathroom

Having a panel bath, shower with glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome heated towel rail, ceramic tiled floor, two UPVC double glaze windows, fully tiled to 2 1/2 walls.

Outside

The property has an extensive brick paved forecourt and driveway which extended to side of property with ample turning and parking for a number of vehicles, outside lighting to front, side and rear of property.

Gate from side of property then leads to the property's good size:

Rear enclosed gardens

Having extensive brick paved sun terrace, two timber garden sheds, raised shrub borders, step and pathway leading to additional sun terrace flanked both side by artificial grass and cold water tap.

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		
(81-91) B		
(69-80) C	73	76
(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

