



31 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

3 bedroom detached house — £335,000 Freehold

31 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

Coopergreenpooks.co.uk

£335,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position with stunning views over the Winney Hill and surrounding countryside, this spacious and versatile detached split-level house offers well-proportioned accommodation with plenty of potential, while benefitting from driveway parking, large single garage, and a private rear garden adjoining playing fields.

KEY FEATURES

- Good sized entrance hall with cloakroom and staircase to the first-floor landing
- Impressive open plan living/dining room with feature fireplace, large window to rear and glazed doors onto the conservatory
- Fitted kitchen, complete with integrated appliances and breakfast bar
- Ground floor bedroom, which could also be used as a home office or additional reception room
- On the first floor are two double bedrooms, both having built in wardrobes and fantastic views over the rear garden, playing fields, surrounding countryside and towards the town centre
- Separate family bathroom, and easily accessible eaves storage to both sides of the roof space
- A side hall provides access to the driveway, garage and versatile garden room, which could also be converted into additional accommodation and has a large window and glazed door to the garden
- Private landscaped rear garden, laid to lawn with established borders, paved sun terrace and greenhouse
- Driveway to front providing plenty of parking
- A very quiet and convenient location, close to a wide variety of local amenities and just a 10-minute drive to the town centre
- Sold with no upward chain



Total area: approx. 155.2 sq. metres (1670.1 sq. feet)









31 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

Coopergreenpooks.co.uk

£335,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



31 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

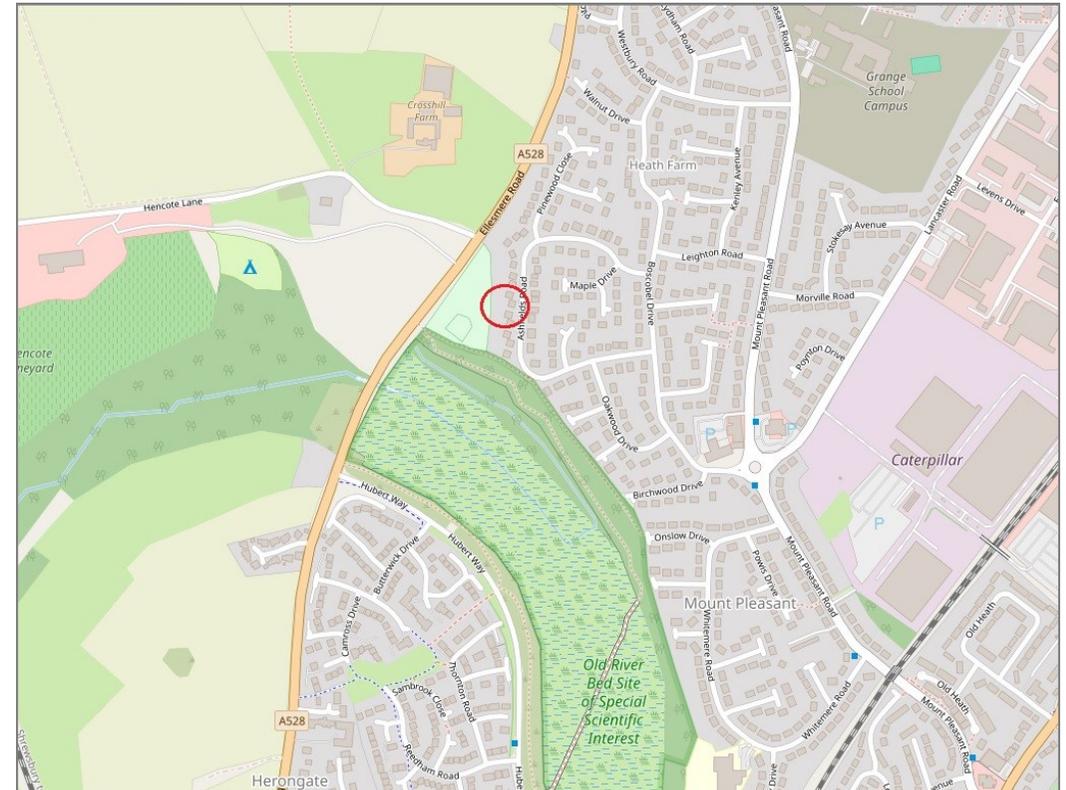
£335,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

rightmove 

onTheMarket.com 

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

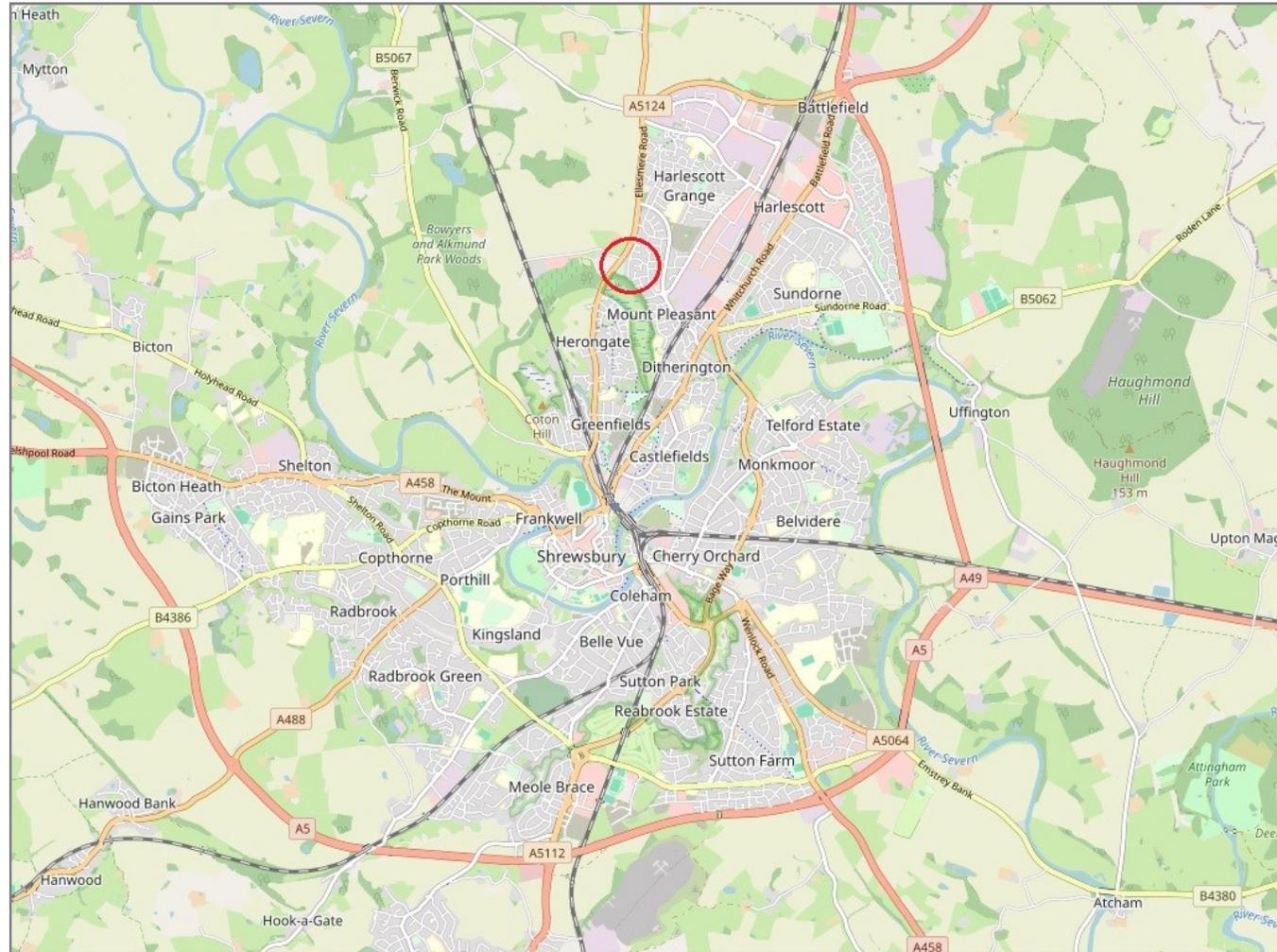
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

31 Ashfields Road, Heath Farm, Shrewsbury, SY1 3SB

Coopergreenpooks.co.uk

£335,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.