



14 Springfield Way, Springfield, Shrewsbury, Shropshire, SY2 6LL

www.hbshrop.co.uk



Offers In The Region Of £215,000

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.
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.

Situated within this favored residential location, this is a spacious and well-maintained three bedroom semi-detached house boasting two reception rooms, re-fitted kitchen, three bedrooms, two useful brick-stores, driveway and attractive rear enclosed garden's. The property is within close proximity to local schooling, good amenities and well placed for easy access to the historic town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

Accommodation

Entrance hallway, lounge, separate dining room, re-fitted kitchen, side lobby with useful brick-built stores and WC, first floor landing, three bedrooms, shower room, low maintenance front garden, attractive rear enclosed garden's, driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over. Part glazed wooden entrance door with glazed window to side gives access to:

Hallway

having under-stairs recess. Wooden framed glazed door from hallway gives access to:

Lounge

15'4 x 10'6

Having upvc double glazed sliding patio door giving access to the rear garden's, radiator.

Wooden framed glazed door from hallway gives access to:

Re-fitted kitchen

10'3 x 10'0

Comprising: replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, integrated fridge and freezer, upvc double glazed window to front, fitted worktops with inset stainless steel sink with mixer tap over, tiled floor, glass display cabinet. Wooden glazed framed door from kitchen gives access to:

Dining room

12'0 x 10'1

Comprising: upvc double glazed sliding patio door giving access to the rear garden's, radiator, coving to ceiling.

From kitchen part glazed door gives access to:

Side lobby

Comprising: wooden framed glazed doors to front and rear, tiled floor. From side lobby doors give access to:

Two useful brick-built stores and WC

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, coving to ceiling, loft access. From first floor landing doors give access to three bedrooms and shower room.

Bedroom one

15'5 x 8'7 excluding recess

Having upvc double glazed window to the rear, open fronted shelved storage area, radiator, coving to ceiling.

Bedroom two

12'4 excluding recess x 10'0

Having upvc double glazed window to the rear, radiator, linen storage cupboard housing Worcester gas fired central heating boiler.

Bedroom three

10'0 x 6'10

Having upvc double glazed window to front, radiator.

Shower room

Having a three piece suite comprising: tiled shower cubicle with wall-mounted electric shower, pedestal wash hand basin, low flush WC, part tiled to walls, upvc double glazed window to the side, heated towel rail.

Outside

To the front of the property there is a lawned garden with a brick paved pathway giving access to the front entrance door. To the side of this there is a brick paved driveway. To the rear there is a paved patio area with outside open fronted covered area with outside cold tap, lawned garden's, which are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

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 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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

