



12 Griffiths Close, The Spinney, Shrewsbury, Shropshire, SY2 6FZ

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Offers In The Region Of £319,995

Viewing: strictly by appointment through the agent

Occupying a pleasing position on this recently constructed development. This is a spacious and well presented three bedroom link-detached property. Excellent local amenities can be found within easy reach of the property, whilst also being close to the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Early viewing is recommended.

The accommodation briefly comprises, the following: Entrance hallway, cloakroom, lounge, contemporary kitchen / diner with a range of built-in appliances, first floor landing, master bedroom with en-suite shower room, two further bedrooms, modern family bathroom, front and rear enclosed gardens, generous driveway, large garage with electrically operated roller door, cul-de-sac position. Viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having radiator, wall-mounted electricity consumer unit. Door to:

Understairs cloakroom

Having WC with hidden cistern, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, radiator.

Door from entrance hallway gives access to:

Lounge

13'7 x 11'0

Having upvc double glazed window with pleasing aspect to the front, two radiators, understairs storage recess. Door from lounge gives access to:

Contemporary kitchen / diner

15'7 x 11'3 max reducing 9'0 min

Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, slimline dishwasher, oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless sink drainer unit with mixer tap over, tiled floor, recessed spotlights to ceiling, upvc double glazed French doors giving access to the rear gardens with upvc double glazed windows to side, cupboard housing gas fired central heating boiler.

From lounge stairs rise to:

First floor landing

Having loft access. Doors then give access to three bedrooms and modern family bathroom.

Bedroom one

11'7 max reduce 8'2 min x 11'5

Having upvc double glazed window to rear, radiator, two fitted storage cupboards. Door from bedroom one gives access to:

En-suite shower room

Having double width tiled shower cubicle, pedestal wash hand basin, low flush WC with hidden cistern, part tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling.

Bedroom two

10'1 x 8'6

Having upvc double glazed window to front, radiator.

Bedroom three

6'9 x 6'9

Having upvc double glazed window to front, radiator.

Modern family bathroom

Having a three piece white suite comprising: Panel bath, low flush WC with hidden cistern, pedestal wash hand basin, recessed spotlights and extractor fan to ceiling, radiator, tiled floor.

Outside

The property occupies a pleasing cul-de-sac position having a neatly kept lawned garden, generius taremsacadam driveway, which then gives access to:

Large garage

20'3 x 10'8

Having an electrically operated roller door, fitted power and light, double glazed service door to rear.

Gated rear access then leads to the property's rear gardens having paved patio area with matching paved pathway, lawned gardens, well stocked borders with inset shrubs, plants and bushes. The rear gardens are enclosed by fencing.

Agents note

We have been advised by the vendors that there is a service management charge for the upkeep of the development of £150,00 per annum.

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 D

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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

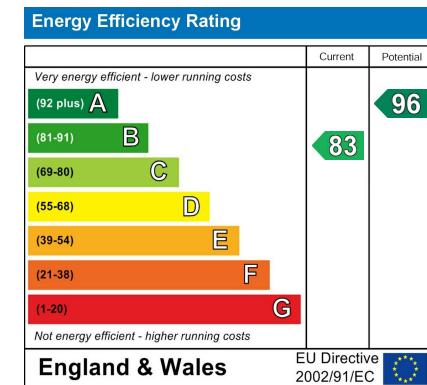
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Disclaimer

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.



FLOORPLANS

