

25 Newfield Drive, Castlefields, Shrewsbury, Shropshire,
SY1 2SN

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offering deceptively spacious and improved living accommodation throughout, this is a well presented three bedroom semi detached house. The property is situated within this convenient popular residential location with close proximity to tranquil riverside walks, local amenities, schooling, Shrewsbury Railway station and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Lounge/diner, attractive garden room with bi-folding doors, re-fitted kitchen/breakfast room, first floor landing, three bedrooms, re-fitted bathroom, front and attractive southerly facing rear enclosed gardens, generous driveway, carport, garage with adjoining stores, gas fired central heating, solar panels including battery storage, UPVC double glazing, popular residential location. Viewing is recommended. The accommodation in greater detail comprises:

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Replacement double glazed entrance door gives access to:

Re-fitted kitchen/breakfast room

13'2 x 13'3 max

Having a range of replace eye level and base units with built-in cupboards and drawers, integrated double oven, fitted wooden style worktops with inset 1 1/2 stainless steel drainer unit with mixer tap over, breakfast bar with cupboards below, wall mounted gas fired central heating boiler, tiled splash surrounds, glass display cabinets, UPVC double glazed windows to front and side of property, vinyl tiled effect floor covering, radiator, coving to ceiling, integrated double oven with four ring gas hob with cooker canopy over.

Wooden framed door from kitchen/breakfast room gives access to:

Lounge/diner

18'1 x 13'2

Having wood effect flooring, coving to ceiling, radiator.

Sliding UPVC double glazed door from lounge/diner gives access to:

Attractive garden room

13'4 x 7'9

Having attractive tiled floor, radiator, polycarbonate roof with opening glass skylight, aluminum double glazed doors giving access to rear gardens.

Folding door from kitchen/breakfast room gives access to staircase which rises to:

First floor landing

Having coving to ceiling, loft access with pull down ladder, over stairs storage cupboard.

Doors from first floor landing then give access to: Three good size bedrooms and re-fitted bathroom.

Bedroom one

13'2 x 10'8

Having UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom two

12'11 max into recess x 7'0

Having UPVC double glazed window to front, open fronted wardrobe, radiator, coving to ceiling.

Bedroom three

9'2 x 6'0

Having UPVC double glazed window to front, radiator, coving to ceiling.

Re-fitted bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower, low flush WC, pedestal wash hand basin, radiator, part tiled to walls, extractor fan to ceiling, coving to ceiling, shelved store cupboard, tiled effect flooring.

Outside

To the front of the property there is a lawn garden. To the side of this there is a generous paved parking forecourt which leads to the property's driveway and carport. From the carport access is given to:

Garage

16'7 x 8'10

Having up and over door.

Door from garage then leads to:

Useful store

8'8 x 7'8

Having UPVC double glazed window, door giving access to rear gardens. Adjoining the store there is two further storage areas one which currently housing a hot tub which could be left subject to separate negotiation.

Rear gardens

Having a southerly facing aspect and comprise: Paved patio area, paved sun terrace, paved pathways, lawn gardens, raised beds, timber garden shed, outside electricity point. The rear gardens are enclosed by fencing.

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	84	88
(69-80) C		
(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

