



20 Sutton Way, Springfield, Shrewsbury, Shropshire, SY2
6EQ

www.hbshrop.co.uk



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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.
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Occupying a lovely position, within a quiet cul-de-sac and boasting a generous size plot this is a well presented, spacious and improved two double bedroom end of terrace house. The property is located within Springfield which is a well established and predominantly residential area approximately 1.5 miles from Shrewsbury Town centre. Good local amenities are readily available along with easy access to the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge / diner, attractive kitchen / breakfast room, useful lean to / store, first floor landing, two double bedrooms, stylish re-fitted bathroom, front and generous sized rear enclosed gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having oak wooden flooring and UPVC double glazed window to front. Door from entrance hallway gives access to:

Lounge / diner

20'1 x 9'4 excluding recess
Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, oak wooden flooring, two radiators, wood burning stove.

Door from lounge / diner and from entrance hallway gives access to:

Kitchen / breakfast room

14'0 x 8'9 max
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled floor, integrated oven, four ring gas hob with concealed cooker canopy over, built in/integrated dishwasher. radiator and space for appliances. From kitchen / breakfast room part glazed door gives access to:

Useful leanto / store

16'2 max x 6'11
Having brick base, range of glazed windows, storage units with fitted worktops, useful shelved brick built store and wooden door given access to front of property.

From entrance hallway staircase leads to first floor landing having exposed wooden flooring, loft access, UPVC double glazed window to side, cupboard housing gas fired central heating boiler and from first floor landing doors give access to two double bedrooms and stylish re-fitted bathroom.

Bedroom one

15'6 x 9'11 max
Having two UPVC double glazed windows to front, radiator and exposed wooden flooring.

Bedroom two

11'4 x 9'10
Having UPVC double glazed window to rear, radiator and exposed wooden flooring.

Stylish re-fitted bathroom

Having a three piece suite comprising: P shaped panel bath with drench shower over and handheld shower attachment off, glazed shower screen to side, wc with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, tiled floor, part tiled to walls, UPVC double glazed window to rear and heated towel rail.

Outside

To the front of the property there is a lawned garden enclosed by mature hedging, paved pathway gives access to front door with small decked area / ramp access. The rear gardens are generous in size having paved patio area, timber garden shed, raised decked area, lawned gardens, the rear gardens are enclosed by mature hedging, fencing and offer good levels of privacy.

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 - A

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		85
(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

