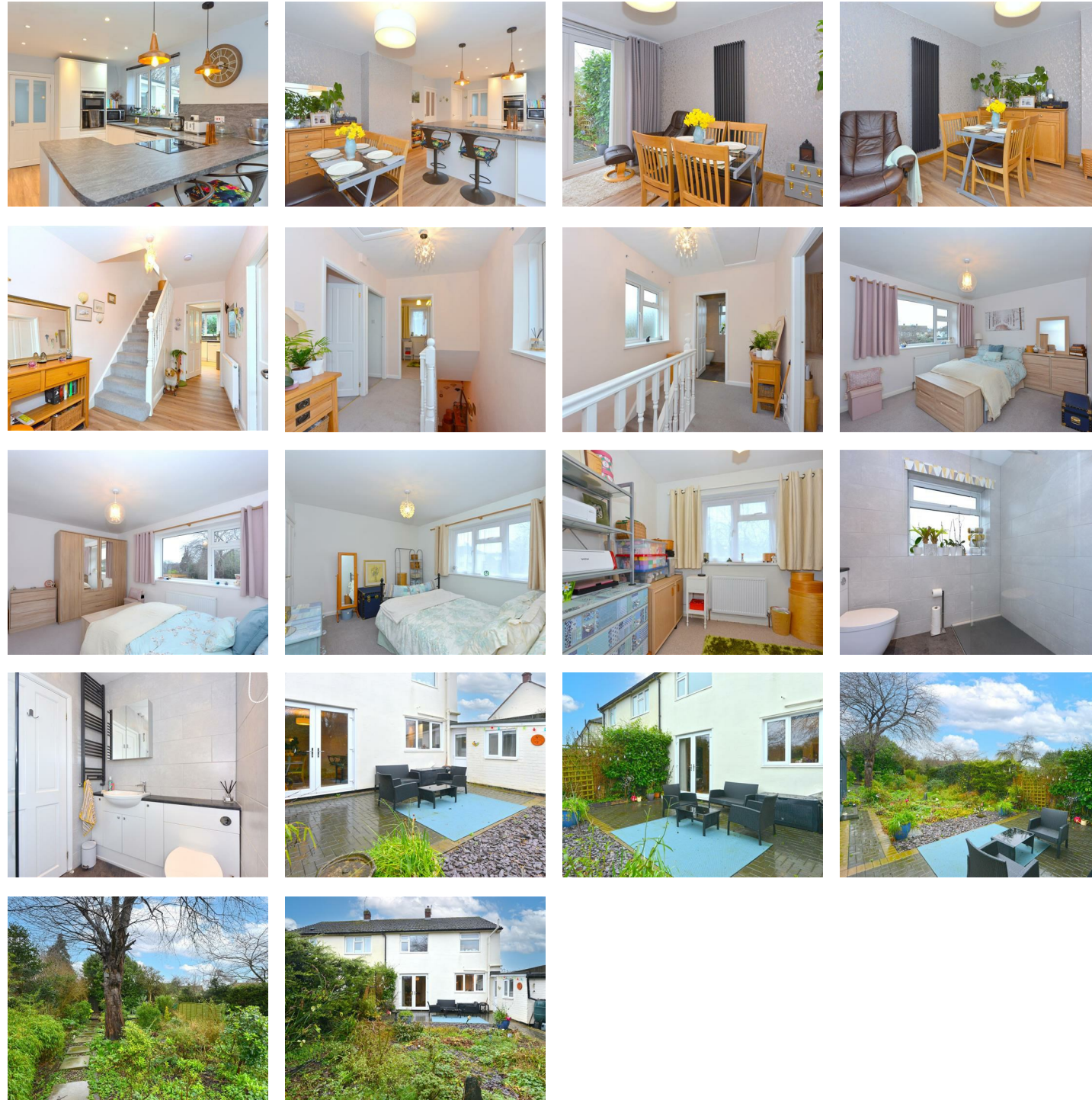


28 Pool Rise, Springfield, Shrewsbury, Shropshire, SY2
6EP

www.hbshrop.co.uk



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.

Having undergone much improvement by its current owner, this is a neatly presented, well proportioned and particularly spacious three bedroom semi detached house. Springfield is a well established popular residential location having good amenities nearby including Co-op supermarket, independent shops, Mereside C of E primary school and Springfield Mere countryside site which is a fantastic open green space, great for dog walking/outside play etc. Access is also readily accessible to the Shrewsbury town Centre as is the local bypass linking up to the M54 motorway network. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, side entrance, utility room, cloakroom, first floor landing, three bedrooms, bespoke refitted wet room, driveway, large well established rear enclosed gardens, UPVC double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance hallway

Having radiator, wood effect flooring.

Door from entrance hallway gives access to:

Lounge

13'11 x 11'1

Having contemporary remote controlled wall mounted electric fire, UPVC double glazed window to front, radiator.

Part glazed door from entrance hallway gives access to:

Refitted kitchen/diner

21'0 x 11'0

The dining area comprises: Large UPVC double glazed French doors giving access to rear gardens, contemporary wall mounted radiator, wood effect flooring.

The kitchen area comprises a range of contemporary Howdens eye level and base units with built-in cupboards and drawers, pull larder style store cupboard, carousel store cupboard, integrated stainless steel finish Neff double oven, space for dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to rear, pantry style store cupboard, recess spotlights to ceiling.

Part glazed door from refitted kitchen/diner gives access to:

Side entrance

Having tiled floor, radiator, UPVC double glazed door giving access to rear gardens of property, generous size store cupboard.

Door from side entrance gives access to:

Cloakroom

Having low flush WC with wash hand basin over, tiled floor, wall mounted extractor fan.

From side entrance access is then given to:

Utility room

10'9 max reducing down to 7'8 min x 6'9

Having modern base units, fitted worktops with inset stainless steel sink, two UPVC double glazed windows, space for washing machine, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, loft access with pull down ladder lead to a half boarded loft arear having fitted light and gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms and bespoke refitted wet room

Bedroom one

13'8 x 9'11 excluding recess

Having UPVC double glazed window overlooking the property rear garden, radiator, built-in store cupboard, free standing part mirror fronted wardrobe unit with built-in chest of drawers.

Bedroom two

11'3 x 10'3

Having UPVC double glazed window to front, radiator, store cupboard.

Bedroom three

9'6 x 7'2 max reducing down to 4'10

Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

Bespoke refitted wet room

Having walk-in shower with slate effect tray, drench shower over plus handheld shower attachment off with contemporary glazed shower screen to side, wash hand basin set to vanity unit with storage cupboards below with mixer tap over, low flush WC with hidden cistern, wall mounted mirror fronted bathroom cabinet, wall hung heated towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to rear.

Outside

To the front of the property there is a low maintenance stone section with paved pathway giving access to front door with mature hedging screening the pedestrian pathway. To the side of the property there is a driveway providing off street parking.

Rear gardens

The rear gardens are a pleasing feature of the property and comprise: Brick paved patio with matching pathway, slated sections, an array of mature shrubs, plants, bushes and trees. The rear gardens offer a southerly west aspect and are enclosed.

AGENTS NOTE

The studio situated in the rear garden is not included in the sale of the property.

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		
(69-80) C	73	79
(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

