



## 106 Mereside, Springfield, Shrewsbury, Shropshire, SY2 6LQ

**£180,000**

This spacious cottage style 2 bedroom semi detached house offers excellent potential for modernisation. Located on the edge of the development in a prime position with open views over Springfield Mere Countryside Park, accommodation includes: Hall, Living Room, Kitchen/Dining Room, Sun Room, Utility, 2 Double Bedrooms, Bathroom. Driveway. No Upward Chain.



**106 Mereside, Springfield, Shrewsbury, Shropshire, SY2 6LQ    Ref: 4791**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Canopied storm porch, glazed entrance door.

**Entrance Hall** 10' 3" x 5' 9" (3.12m x 1.75m)  
Radiator, staircase leads to First Floor Landing.

**Living Room** 11' 10" x 10' 3" (3.60m x 3.12m)  
Feature stone fireplace, radiator, double glazed window with open aspect to the front.

**Kitchen/Dining Room** 18' 1" x 10' 5" (5.51m x 3.17m)  
Fitted with wood fronted units to 2 wall areas, laminated work tops, inset sink unit, tiled surround, brick fireplace with open grate, quarry tile flooring, double glazed window overlooking rear garden.

**Sun Room** 7' 7" x 7' 0" (2.31m x 2.13m)  
Windows overlooking garden, double French doors to the rear garden.

**Utility Room** 8' 2" x 10' 3" (2.49m x 3.12m)  
max  
Spacious Utility Room with WC, 2 windows, doors to the front and rear garden.

**First Floor Landing**

Double glazed side window, access to roof space.

**Bedroom 1** 18' 0" x 10' 5" (5.48m x 3.17m)  
A very large room with 2 double glazed windows overlooking open aspects towards the Mere, built in wardrobes.

**Bedroom 2** 11' 0" x 10' 5" (3.35m x 3.17m)  
Exposed floor boards, built in airing cupboard, double glazed window overlooking rear garden.

**Bathroom**

Fitted with 3 piece suite, tile bath with shower unit over, wash basin, WC, double glazed window, radiator.

**Outside - Front**

Lawn with paved patio enclosed by hedging, paved parking area.

**Rear Garden**

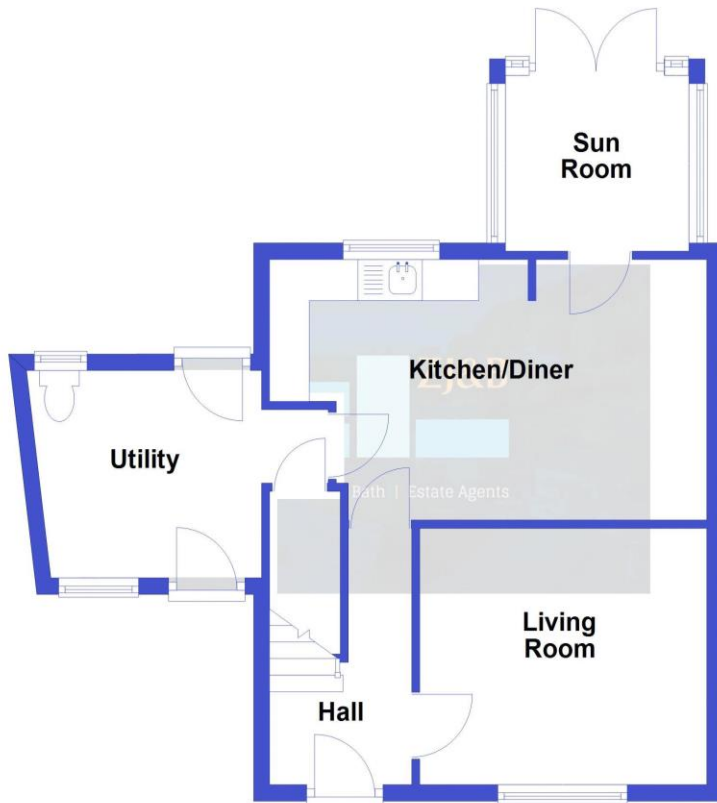
Approached onto a paved patio. Offering great potential with lawn and variety of shrubs, soft fruit and trees, enclosed by fencing and hedging.

**Council Tax Band B**

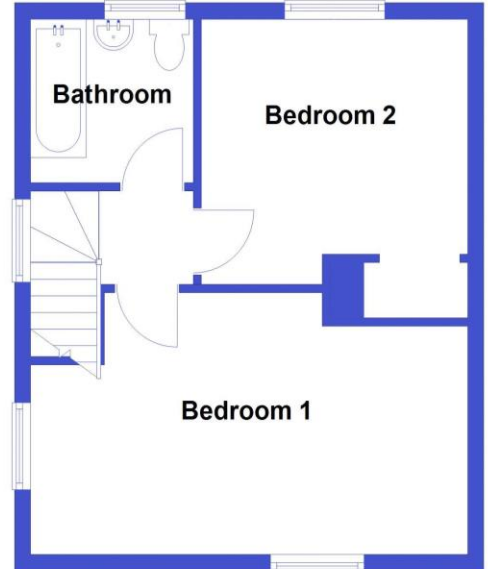
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

105 Mereside SHREWSBURY SY2 6LQ	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">F</div>	Valid until: 22 April 2034 Certificate number: 2420-3037-1204-8664-2200
Property type: Semi-detached house		Total floor area: 80 square metres

**Rules on letting this property**

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

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**Energy rating and score**

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
69-81	B		
55-68	C		
39-54	D		
21-38	E		
9-20	F	F	D
	G		



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**