



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

£210,000

An appealing 3 bedroom semi detached house in a popular location convenient for the town centre and train station while enjoying beautiful riverside walks on the doorstep. The well presented accommodation includes: Large Entrance Hall, Spacious Living/Dining Room Opening Onto A Delightful Garden, Spacious Kitchen/Breakfast Room, 3 Good Bedrooms, Shower Room, GCH, DG, Large Garage.



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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

Georgian style uPVC double glazed entrance door with side window.

Large Entrance Hall 14' 2" x 6' 0" (4.31m x 1.83m)

Wood style laminate flooring, double radiator, double glazed window to the front, staircase leads to First Floor Landing.

Living/Dining Room 18' 1" x 13' 2" (5.51m x 4.01m)

A most attractive room with double glazed windows and French doors leading onto delightful rear garden. Double and single radiators, large storage cupboard, wood style laminate flooring.

Kitchen/Breakfast Room 14' 2" x 7' 0" (4.31m x 2.13m)

Fitted with white fronted units to 2 wall areas with laminated work tops, inset sink unit, integrated electric oven and 4 ring hob with filter hood above, pantry cupboard, double glazed window to the front, wall mounted gas fired combination central heating boiler.

First Floor Landing

Access to roof space.

Bedroom 1 13' 2" x 10' 8" (4.01m x 3.25m)

Large double glazed window overlooking rear garden, 3 double wardrobes, radiator.

Bedroom 2 13' 3" x 7' 0" (4.04m x 2.13m)

Double glazed window to the front, radiator, built in wardrobe.

Bedroom 3 9' 2" x 6' 0" (2.79m x 1.83m)

Radiator, double glazed window to the front.

Shower Room

Fitted with corner shower cubicle with electric shower, wash basin, WC, half tiled wall areas, extractor fan, radiator, shelved storage cupboard, lit mirror with shaver socket.

Outside - Front

Front garden is laid to lawn with ornamental tree, brick paved driveway and additional gravel drive provide parking for 3 cars and access to Garage.

Brick Built Garage 24' 0" x 8' 10" (7.31m x 2.69m)

Double doors, power supply, newly fitted double glazed window and door to rear garden.

Rear Garden

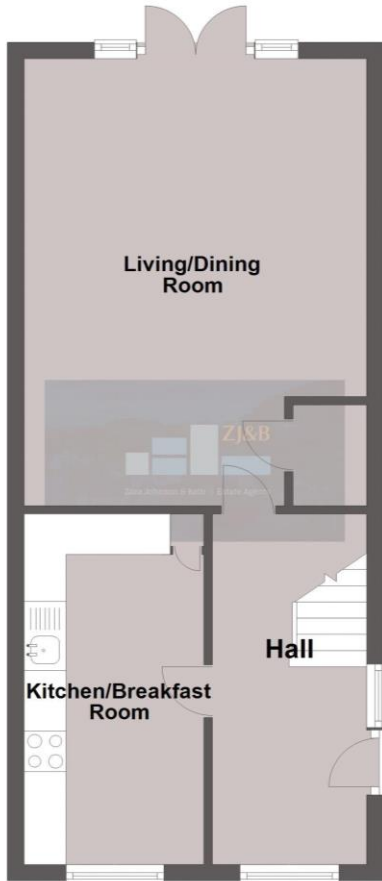
Delightful rear garden approached onto a paved patio with wide slate pathway and patio to the side. Beyond the patio is a lawn with sleepers edging well stocked shrub beds. Sleepers to one side retain raised shrub bed. Timber shed to one corner and the garden is enclosed by high level close boarded timber fencing.

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

29, Newfield Drive SHERBOURNE BT7 2BN	Energy rating E	Valid until: 14 June 2027
		Certificate number: 6693-7326-5870-0274-8996

Property type: Semi-detached house

Total floor area: 80 square metres

Rules on letting this property

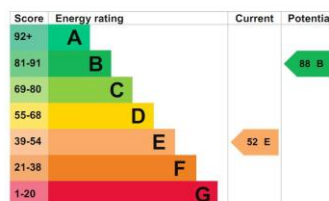
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-privately-letting-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is E, it has the potential to be B.

[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

Breakdown of property's energy performance



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