



6 Mayfield Close, Battlefield, Shrewsbury, Shropshire, SY1 4BF

Offers in Excess of £300,000

An exceptional 4 bedroom family house that offers spacious accommodation over three floors including: Ground floor; Entrance Hall, WC, Living Room, Dining Room, Sitting Room, Kitchen, Utility Room. First Floor; Bedroom 2 With En-suite Shower Room, 2 Further Double Bedrooms, Family Bathroom. Second Floor; Main Bedroom, En-suite Shower Room. GCH, DG, Triple Width Driveway, Attractive Garden. Close To Excellent Road Networks And Amenities.



6 Mayfield Close, Battlefield, Shrewsbury, Shropshire, SY1 4BF Ref: 4696

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

Entrance door to

Entrance Hall 15' 0" x 7' 11" (4.57m x 2.41m)

Staircase leads to First Floor Landing.

Cloakroom/WC

Wash basin, WC, under stairs storage cupboard.

Living Room 14' 11" x 11' 5" (4.54m x 3.48m)

Wood effect laminate flooring, wide opening to

Dining Room 11' 0" x 10' 6" (3.35m x 3.20m)

Excellent range of double glazed windows and French doors overlook and provide access to rear garden.

Kitchen 13' 4" x 7' 6" (4.06m x 2.28m)

Fitted with cream fronted units with wood effect laminate work tops, tiled splash back, inset sink unit, integrated electric oven, 4 ring gas hob with filter hood above and slim-line dishwasher, radiator and double glazed window to the front.

Sitting Room 10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed window to the front.

Utility Room 8' 5" x 5' 5" (2.56m x 1.65m)

Work surface, double glazed window and door to the rear.

First Floor Landing

Staircase to Second Floor Landing, double glazed window to the front.

Bedroom 2 12' 0" x 8' 5" (3.65m x 2.56m)

Radiator, double glazed window to the front.

En-Suite Shower Room

Fitted with white suite including shower cubicle, wash basin, WC, double glazed window to the rear.

Bedroom 3 11' 5" x 8' 2" (3.48m x 2.49m)

Radiator, double glazed window to the rear.

Bedroom 4 11' 9" x 8' 2" (3.58m x 2.49m)

Radiator, double glazed window to the front.

Bathroom

Fitted with contemporary white 3 piece suite including bath with side tap, wash basin, WC, tiled areas, double glazed window to the rear.

Second Floor Landing

Built in cupboard housing gas fired central heating boiler.

Bedroom 1 14' 0" x 11' 5" (4.26m x 3.48m)

Walk in double glazed window to the front, double fitted wardrobe, radiator.

En-Suite Shower Room

Fitted with 3 piece suite providing shower cubicle, wash basin, WC, window to the rear.

Outside - Front

Wide block paved driveway provides ample parking for several cars.

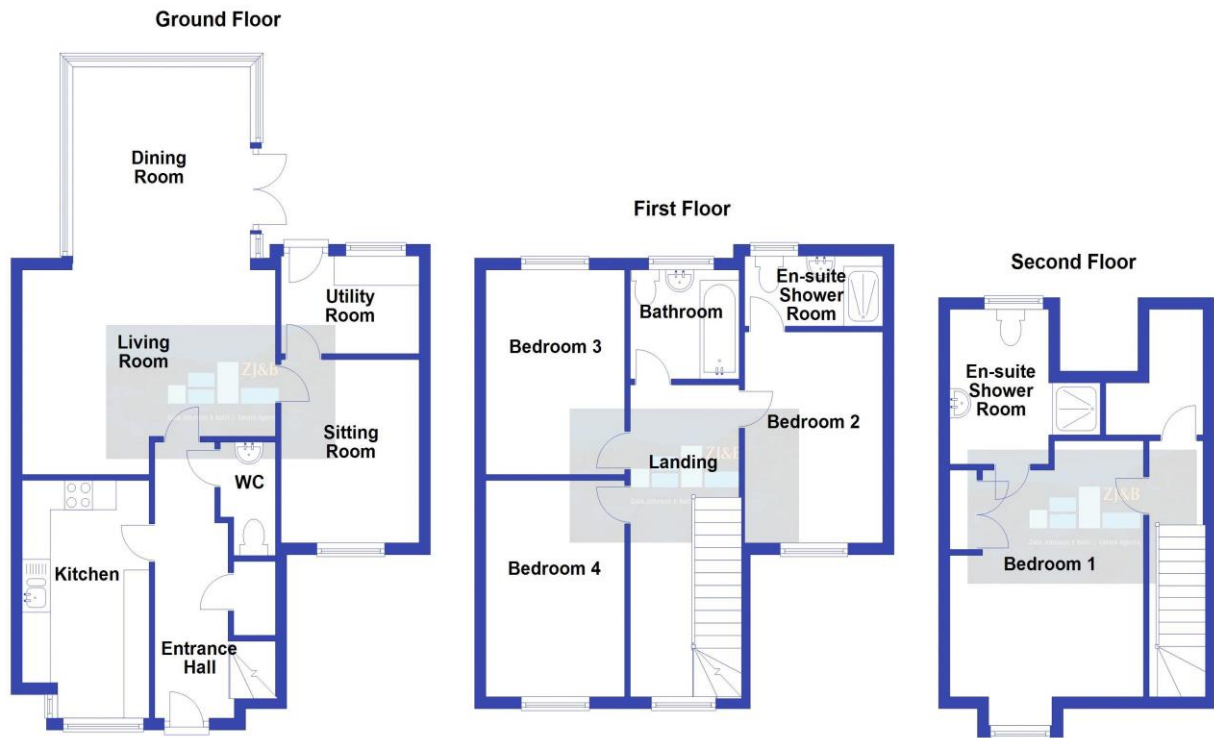
Rear Garden

Approached onto a paved patio, the garden beyond is laid mainly to lawn with decked sun terrace to one corner, central pathway and enclosed by close boarded timber fencing.

Council Tax Band C

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**



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

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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																	
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Property type	Mid-terrace house																																
Total floor area	289 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																	
Energy rating and score																																	
This property's energy rating is B. 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																																
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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