



Zaza Johnson & Bath
Estate Agents

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1 Spruce Drive, Spring Gardens, Shrewsbury, Shropshire, SY1 2UX

Offers in the Region Of £280,000

An attractive 3 bedroom detached property located within easy access of Shrewsbury town centre, bus and railway stations. Excellent local amenities including supermarkets and retails parks. The accommodation includes Entrance Hall, Kitchen/Dining Room, Living Room, Cloakroom/WC, 3 Bedrooms, En-suite Shower Room and main Bathroom. Gardens, Garage and Driveway. GCH, DG. Early Viewing Recommended.



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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

Composite entrance door.

Entrance Hall 6' 10" x 6' 4" (2.08m x 1.93m)

Carpet, radiator, staircase to First Floor Landing.

Kitchen/Dining Room 17' 10" x 9' 6" (5.43m x 2.89m)

Tile effect vinyl flooring, double glazed windows to the front and side overlooking garden, 2 radiators. Fitted with cream fronted base and eye level units with laminate worktops, 6 ring gas hob with electric double oven below and filter hood above, stainless steel sink unit, space and plumbing for dishwasher, double glazed French doors lead onto rear garden.

Living Room 17' 10" x 10' 7" (5.43m x 3.22m)

Carpet, double glazed windows to the front and side, 2 radiators.

Utility Room 5' 6" x 5' 6" (1.68m x 1.68m)

Tile effect vinyl flooring, base unit with laminate work tops, space and plumbing for washing machine, radiator, under stairs storage cupboard, double glazed composite door to rear garden.

Cloakroom/WC 4' 10" x 3' 0" (1.47m x 0.91m)

Fitted with 2 piece suite including wash basin and WC, carpet, radiator, extractor fan.

First Floor Landing 4' 2" x 12' 2" (1.27m x 3.71m)

Useful built in double wardrobe, access to loft space, double glazed window to the rear.

Bedroom 1 10' 1" x 11' 2" (3.07m x 3.40m)

Carpet, double glazed window to the front 2 built in double wardrobes, radiator.

En-Suite Shower Room 6' 0" x 5' 9" (1.83m x 1.75m)

Fitted with fully tiled shower cubicle, wash basin and WC, double glazed window to the front.

Bedroom 2 10' 11" x 9' 8" (3.32m x 2.94m)

Carpet, radiator, double glazed window to the front, single storage cupboard.

Bedroom 3 8' 10" x 7' 5" (2.69m x 2.26m)

Carpet, radiator, double glazed window to the side.

Bathroom 5' 10" x 6' 7" (1.78m x 2.01m)

Fitted with 3 piece suite including wash basin, WC and bath with mixer shower above and fully tiled walls around, double glazed window overlooking rear garden, extractor fan, towel radiator.

Garage 17' 1" x 8' 11" (5.20m x 2.72m)

Rear Garden

Approached onto a paved patio, good size area of lawn. Access to Garage. Enclosed by fencing with gated access to the front of the property.

External - Front

Paved pathway to the entrance door. Driveway and Garage.

Council Tax Band D

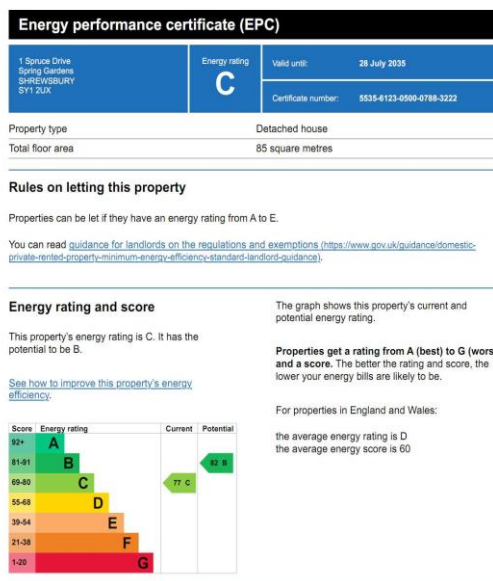
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

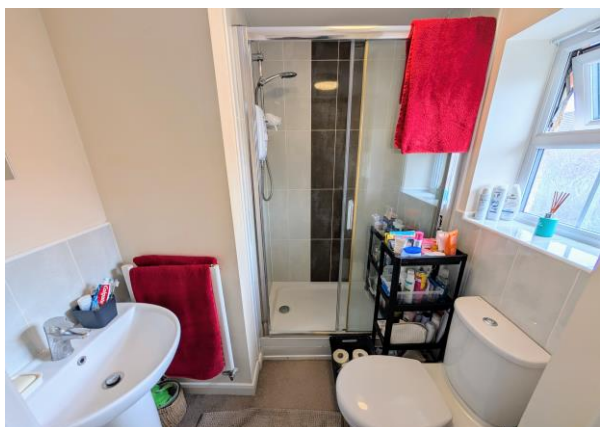
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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FLOOR PLANS FOR GUIDANCE ONLY





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