



**Zaza Johnson & Bath**  
Estate Agents

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## **Druids Lodge, Spring Gardens, Shrewsbury, Shropshire, SY1 2TE**

**£360,000**

This rare, splendid 4 bedroom detached house is centrally located for the town centre and train station. Offering ample driveway parking and a private garden, the surprisingly spacious accommodation is full of character and includes: Enclosed Porch, Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen with large walk-in pantry, large Utility Room, Ground Floor WC. Upstairs, the main bedroom offers an En-suite Shower Room and there are 3 further large Bedrooms and luxurious Main Bathroom. Useful Workshop and Store, GCH, DG. We consider viewing to be essential.



## Druids Lodge, Spring Gardens, Shrewsbury, Shropshire, SY1 2TE

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

Double glazed entrance door.

### Front Porch

Double glazed window, glazed entrance door with side window.

### Entrance Hall

Wood block flooring, staircase leads to spacious First Floor Landing.

### Living Room 14' 11" x 10' 5" (4.54m x 3.17m)

Stripped wood door, classical period fire surround with raised quarry tile hearth, double radiator, double glazed window to the front.

### Sitting Room 15' 11" x 9' 8" (4.85m x 2.94m)

A delightful room with tiled flooring, radiator, double glazed window and French door leading onto private rear garden.

### Dining Room 10' 4" x 9' 4" (3.15m x 2.84m)

Radiator, double glazed square bay window to the front.

### Kitchen 10' 5" x 8' 4" (3.17m x 2.54m)

Attractively fitted with contemporary cream fronted units to 3 wall areas, wood style laminated worktops with 1 1/2 bowl sink inset. Integrated electric oven, microwave/convection oven, 5 ring gas hob with filter hood above. Quarry tile floor, double glazed side window, deep 'L' shape walk in pantry with quarry tile flooring and shelving.

### Utility Room 11' 4" x 10' 4" (3.45m x 3.15m)

Tiled flooring, wooden work surface, Belfast style glazed sink, range of cupboards, double glazed window and door to the rear.

### Ground Floor WC

Sliding door, fitted with corner wash basin and WC, tiled flooring, double glazed side window.

### First Floor Landing

Book shelving to one wall, double glazed side window.

### Bedroom 1 14' 11" x 10' 6" (4.54m x 3.20m)

Stripped wood door, painted floor boards, radiator, large double glazed window to the front.

### En-suite Shower Room

Fitted with 3 piece white suite including fully tiled shower cubicle with twin shower heads, wash basin set to stand with storage beneath, WC, radiator, shaver socket, extractor, double glazed front window.

### Bedroom 2 10' 4" x 9' 10" (3.15m x 2.99m)

Exposed floor boards, radiator, large double glazed window to the front.

### Bedroom 3 10' 6" x 8' 0" (3.20m x 2.44m)

Radiator, double glazed window overlooking rear garden.

### Bedroom 4 9' 8" x 6' 6" (2.94m x 1.98m)

Painted floor boards, radiator, double glazed window to the rear overlooking garden.

### Bathroom 8' 8" x 6' 8" (2.64m x 2.03m)

Beautifully fitted with spa bath with shower above, polished tiled around and shower screen, feature stone wash basin set to wooden stand, WC, extractor, radiator, double glazed window to the rear.

### Outside - Front

Approached through a wide gate onto a wide driveway with ample turning space in addition, shrubs and trees to the front and enclosed by wall and fencing. Gated access to the side and rear.

### Rear Garden

Enclosed by high level hedging and fencing, approached onto a patio with lawn to one side. 2 areas of timber decking, deep beds containing fruit trees. External lighting and cold water tap.

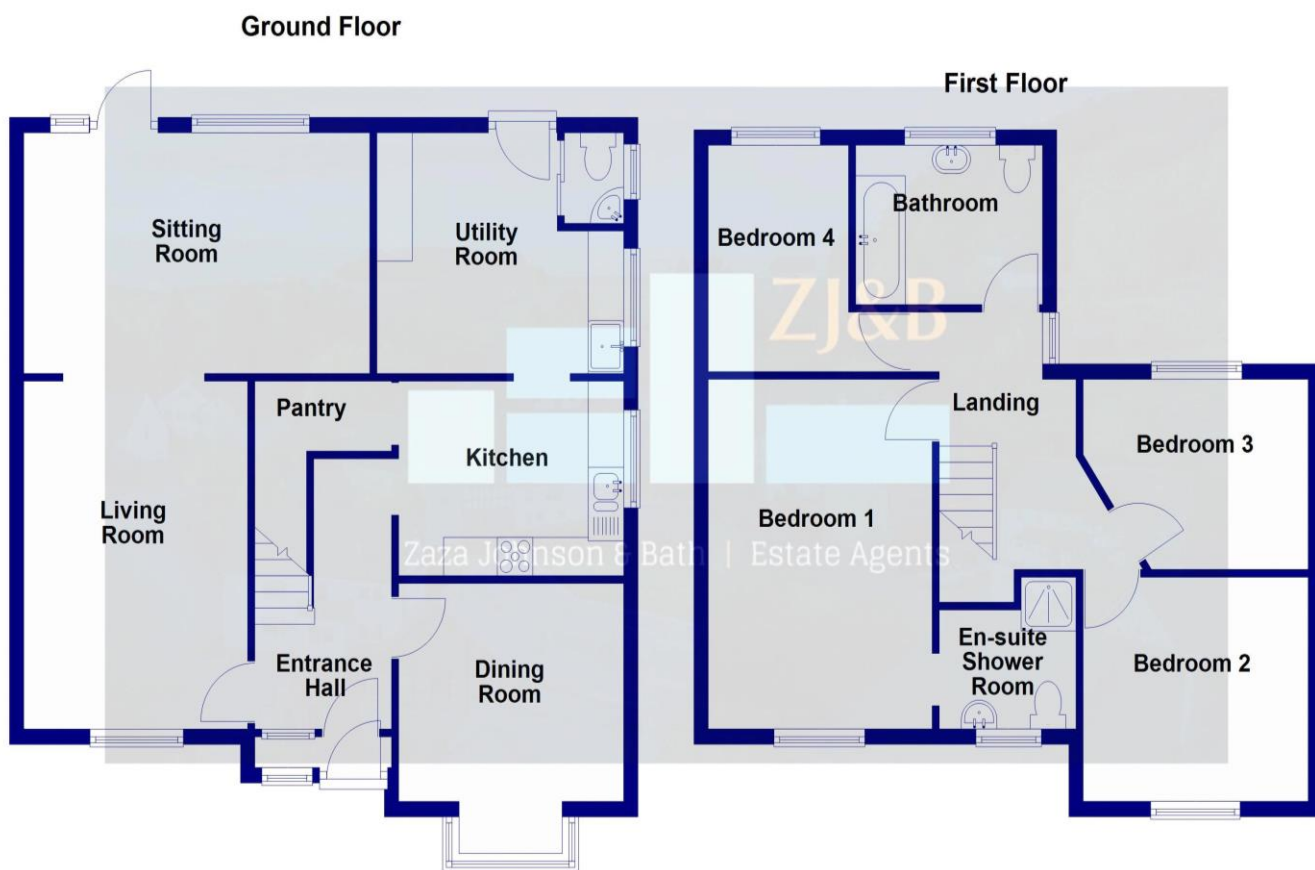
### Large Timber Workshop/Store

Power and lighting.

### 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**



Druids Lodge, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

|                                                         |                           |                     |                          |
|---------------------------------------------------------|---------------------------|---------------------|--------------------------|
| Druids Lodge<br>Spring Gardens<br>SHREWSBURY<br>SY1 2TE | Energy rating<br><b>D</b> | Valid until:        | 13 October 2032          |
|                                                         |                           | Certificate number: | 9615-2102-2002-0200-7996 |

Property type Detached house

Total floor area 113 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

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

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



### 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**