



20 Sutton Way, Springfield, Shrewsbury, Shropshire, SY2 6EQ

Offers in the Region Of £220,000

Situated in a pleasant position within a quiet cul-de-sac and enjoying a generous plot, this well-presented, spacious 2 double-bedroom end-terrace home has been greatly improved by the current owners. The accommodation comprises: Entrance Hall, Living/Dining Room, attractive Kitchen/Breakfast Room, 2 double Bedrooms and a stylish re-fitted Bathroom. Neat front garden and good size rear garden. UPVC DG and GCH. Early viewing is highly 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

Entrance Hall

Oak flooring and UPVC double-glazed window to the front.

Living/Dining Room

UPVC double-glazed window to the front, and French doors leading onto rear gardens, oak flooring, 2 radiators and wood burning stove.

Kitchen/Breakfast Room

Attractively fitted with cream shaker style units with laminate work tops, inset sink unit, UPVC double glazed window to the rear, tiled flooring, integrated oven and 4 ring gas hob with concealed cooker canopy over, integrated dishwasher. radiator and space for further appliances.

Lean-to

Fitted with a range of storage units with fitted worktops. Useful brick-built store. Door provides access to the front of the property.

First Floor Landing

Exposed wood flooring, loft access, UPVC double-glazed window to the side, cupboard housing gas central heating boiler.

Bedroom 1

2 UPVC double-glazed windows to the front, radiator and exposed wood flooring.

Bedroom 2

UPVC double-glazed window to the rear, radiator, exposed wood flooring.

Bathroom

Fitted with 3-piece suite providing a 'P' shaped bath with drench shower and hand-held shower attachment, WC with hidden cistern, wash basin with storage cupboard below, tiled floor, part tiled walls, UPVC double-glazed window to the rear, heated towel rail.

Outside - Front

To the front of the property, there is a lawned garden enclosed by mature hedging. A paved pathway leads to the door with a small decked area with ramp access.

Rear Garden

The good-sized rear garden is approached onto a large paved patio, with timber decking to one side. Steps lead up to a generous raised lawn, and the garden is enclosed by timber fencing and mature hedging.

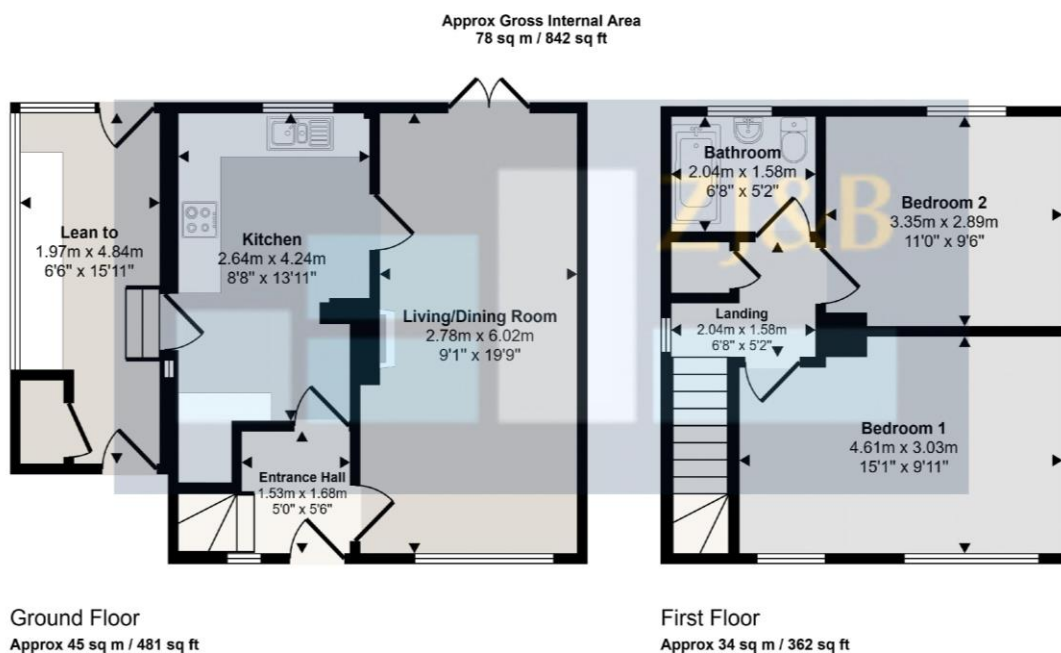
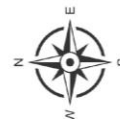
Services

We understand that mains water, electricity, drainage and gas are connected to the property.

Council Tax Band A

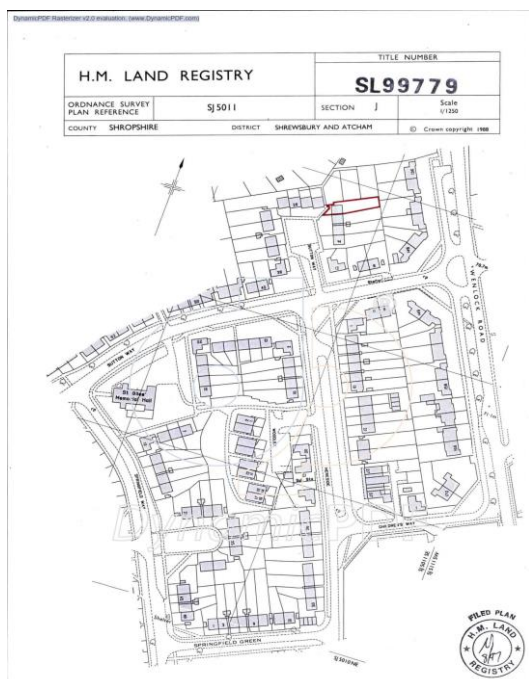
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

| | | |
|----------------------------------------|-------------------------------------------|------------------------------|
| 20 Sutton Way SHREWSBURY SY2 6EQ | Energy rating C | Valid until 10 March 2032 |
| | Certificate number 9141-5105-1501-2437 | |

Property type End-terrace house
Total floor area 68 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

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



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

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