



31 Springfield Way £215,000

Shrewsbury, SY2 6LN

**SPENCER
JAKEMAN**

31 Springfield Way, Shrewsbury, SY2 6LN

- Spacious three bedroom family residence
- Located in this sought after residential area close to well regarded schools and motorway links
- Free flowing accommodation throughout
- Generous enclosed rear garden with patio area
- Kitchen with useful utility
- Three good bedrooms with built-in storage
- Scope for modernisation and personalisation
- No chain

Located in this much favoured residential area, close to well regarded schools and local amenities, this spacious three bed family property benefits from a generous enclosed rear garden and well-proportioned room sizes throughout. In brief the property comprises gas central heating, double glazing, entrance hallway, living room with access to the dining room which overlooks the rear garden, a well-equipped kitchen with useful pantry and access to the utility where there is dual access to the front and the rear garden. On the first floor are three good bedrooms with built-in furniture and a family bathroom with separate WC. Viewing is recommended to appreciate the accommodation on offer and to note the sizable rear garden with delightful patio area. To the front is a further lawn area with slabbed walkway to the front door. The property would benefit from personalisation throughout to appreciate its full potential.





Location

Situated on a pleasant, quiet road to the southeast of Shrewsbury, with excellent access to A5 and M54. The property overlooks a large green with the recreational area, Mere school and Mere Pool popular for dog walking and playing is close by.

Entrance Hallway

Living Room 12' 10" x 12' 6" (3.9m x 3.8m)

Dining Room 9' 6" x 9' 2" (2.9m x 2.8m)

Kitchen 9' 6" x 9' 2" (2.9m x 2.8m)

Utility room 10' 2" x 8' 6" (3.1m x 2.6m)

Stairs rising from hallway to first floor landing

Bedroom One 11' 2" x 9' 10" (3.4m x 3.00m)

Bedroom Two 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Three 8' 6" x 8' 2" (2.6m x 2.5m)

Family Bathroom

W.C.

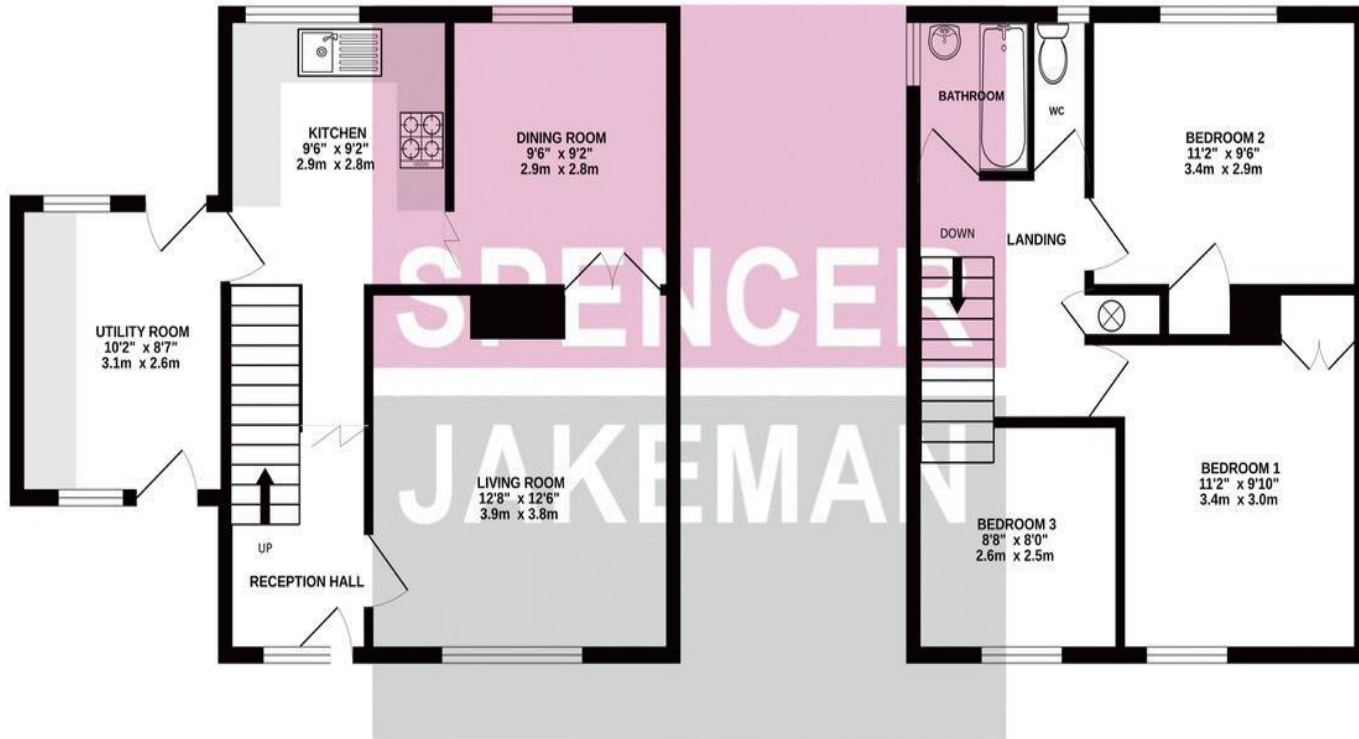






GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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