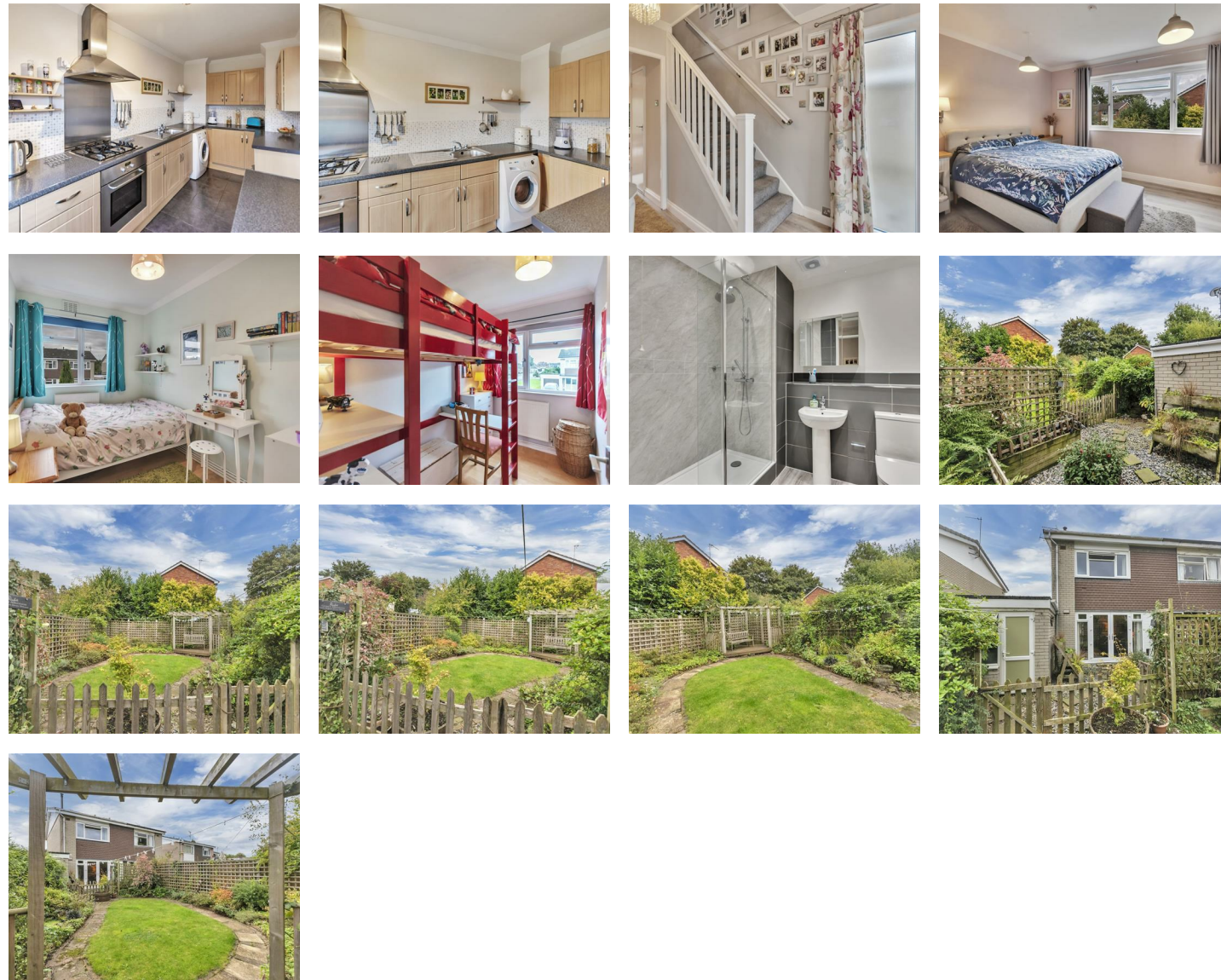


60 Newfield Drive, Castlefields, Shrewsbury, Shropshire,  
SY1 2SN

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £210,000**

Viewing: strictly by appointment through the agent

A deceptively spacious, well maintained and neatly presented three bedroom semi detached house. The property is within walking distance of the Shrewsbury railway station, good local amenities, tranquil riverside walks and medieval town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen/breakfast room, first floor landing, three bedrooms, stylish re-fitted shower room, front and rear enclosed gardens, driveway, large single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having UPVC double glazed window to front, radiator.

Door from entrance hallway gives access to:

**Lounge/diner**

18'0 x 13'1

Having feature wood burning stove, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, understairs storage cupboard, radiator, wood effect flooring.

Arch from entrance hallway gives access to:

**Kitchen/breakfast room**

14'2 x 6'11

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, integrated oven with four ring gas hob and cooker canopy over, tiled floor, tiled splash surrounds, coving to ceiling, UPVC double glazed window to front.

From entrance hallway stairs rise to:

**First floor landing**

Having wood effect flooring, loft access.

From first floor landing doors give access to: Three bedrooms and stylish re-fitted shower room.

**Bedroom one**

13'2 x 10'7

Having UPVC double glazed window to rear, radiator, wood effect flooring.

**Bedroom two**

13'3 max into recess x 7'11

Having UPVC double glazed window to front, radiator, wood effect flooring, linen store cupboard housing gas fired central heating boiler.

**Bedroom three**

9'1 x 6'0

Having UPVC double glazed window to front, radiator, coving to ceiling, wood effect flooring.

**Stylish re-fitted shower room**

Having large shower cubicle with drench shower over and handheld shower attachment off, pedestal wash hand basin, low flush WC, part tiled to walls, wood effect flooring, recessed spotlights, coving and extractor fan to ceiling, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawn garden with shrubs. To the side of this there is a brick paved driveway which gives access to:

**Large garage**

23'7 x 8'10

Having up and over door, UPVC double glazed window to rear and pedestrian service door to rear.

**Rear gardens**

The rear gardens comprise: Low maintenance stone sections with raised beds, timber gate then leads to a lawn garden surrounded by a paved pathway and decked area with timber pergola, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

