



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

63 Springfield Way, Shrewsbury, SY2 6LW

**Offers In The Region Of
£295,500**

To view this property please call us on **01743 236 800** Ref: T8050/WM/KQ

An immaculately presented, much improved, three bedroom semi-detached family house.

This three bedroom semi-detached house is immaculately presented throughout has been much improved to provide spacious accommodation briefly comprising; entrance hall, kitchen, dining room, living room, L shaped conservatory, rear lobby/utility, three bedrooms and shower room with separate wc. Landscaped rear garden with large summerhouse/entertaining bar area. Driveway providing parking. The property benefits from gas fired central heating and double glazing.

The property is situated on this popular and established residential development, well placed within easy reach of excellent local amenities including shops, schools and on a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Patterned tiled floor

DINING ROOM

12'6" x 9'10" (3.81m x 2.99m)

Built in store cupboards

LVT flooring

Door to Conservatory

LIVING ROOM

11'4" x 14'5" (3.45m x 4.39m)

LVT flooring

Inset log burner

Sliding doors to:

SPACIOUS CONSERVATORY

Spacious L shaped room

LVT flooring

Two doors to rear garden

KITCHEN

7'9" x 11'2" (2.36m x 3.41m)

Fitted with a range of matching wall and base units with Quartz worktop with undermount sink

Integrated dishwasher

Built in wall microwave

Inset oven and hob with extractor hood over

Warming drawer

Induction hob

Flooring Quartz

Door to outside

SIDE LOBBY / UTILITY

8'3" x 9'1" (2.52m x 2.78m)

Fitted with base units

Doors to front and rear

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'9" x 13'11" (3.28m x 4.23m)

Built in wardrobe with sliding mirror fronted doors

BEDROOM 2

10'9" x 10'4" (3.28m x 3.15m)

Built in wardrobe with sliding mirror fronted doors

BEDROOM 3

8'4" x 10'2" (2.54m x 3.09m)

SHOWER ROOM

Newly renovated with walk in shower

Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

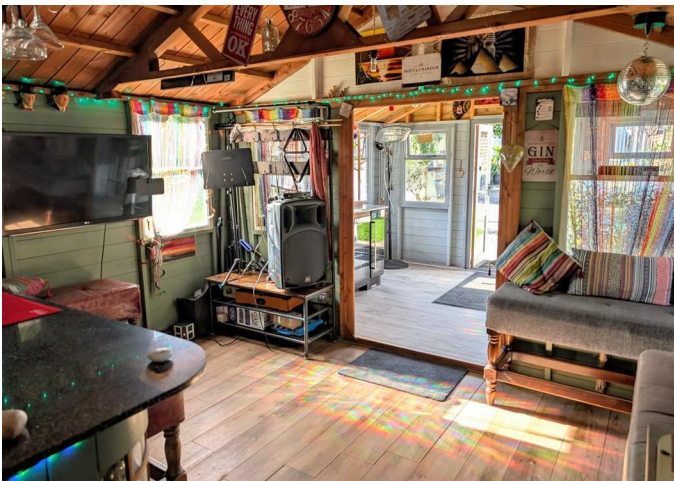
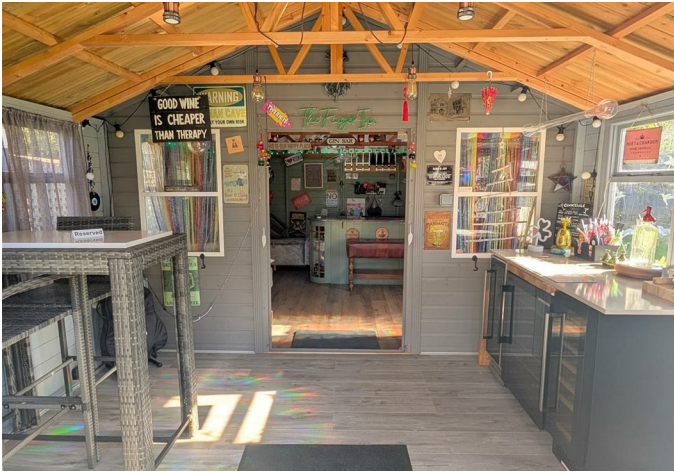
The property is divided from the road by dwarf brick wall with wrought iron gate over driveway providing parking, flanked by front garden laid to lawn. Electric car charging point.

Beautifully presented REAR GARDEN laid mainly to lawn with newly planted trees, large paved patio area providing ideal seating/entertaining space with Pergola with retractable cover. Pathway to superb SUMMERHOUSE / GARDEN ROOM fitted with a bar area and inset cupboards and fridge units, providing ideal covered entertaining area. Two large store sheds. Newly renovated outside WC with wash hand basin.

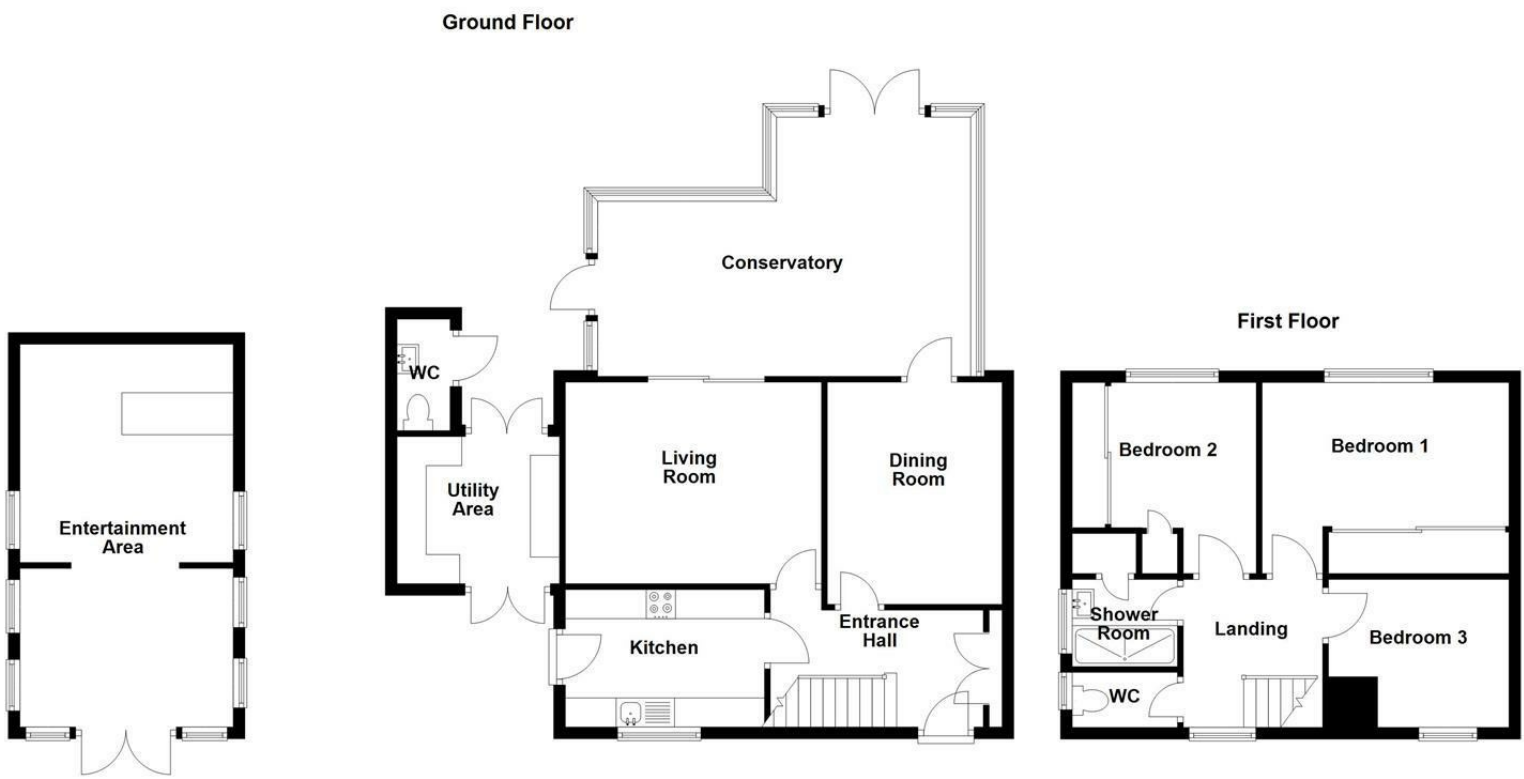








FLOOR PLANS ...

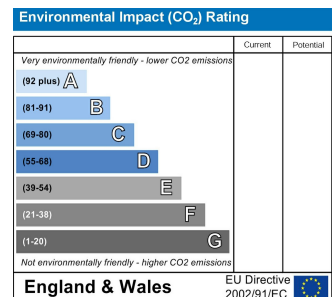
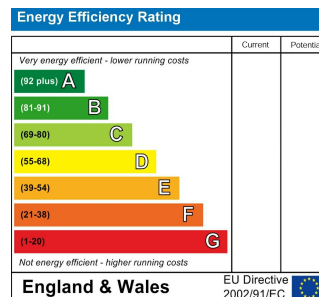


Total area: approx. 1573.0 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and proceed through Abbey Foregate to the island taking the third exit onto Wenlock Road. Continue along Wenlock Road and eventually turning right into Sutton Way, proceed along Sutton Way taking the second left onto Springfield Way where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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