



**21 Camross Drive £152,500**

Shrewsbury, Shropshire, SY1 3XH



## 21 Camross Drive, Shrewsbury, Shropshire, SY1 3XH

An individually designed and spacious two bedroom property that has been improved to a high standard throughout and has allocated parking, situated in this popular and convenient location of Shrewsbury. The modern property benefits from gas central heating, UPVC double glazing, entrance hallway, kitchen/living room, modern refitted bathroom, further generous living room, two bedrooms, en-suite shower room, well maintained garden to rear and two allocated parking spaces.

**COVERED ENTRANCE WAY** with UPVC entrance door leading to:

### Entrance hallway

with radiator, under stairs cupboard, coved ceiling, stairs rising to first floor, room thermostat

### Spacious Kitchen/Sitting Room 17' 9" x 10' 11"

(5.41m x 3.33m)

Comprising a range of recently refitted kitchen units incorporating inset sink unit, work surface with cupboards and drawers beneath, Zanussi four ring gas hob, range of matching eye level wall cupboards with extracting cooker hood, recess and plumbing for washing machine, integrated oven, peninsular unit incorporating integrated fridge and freezer, breakfast bar, Valliant gas fired combination boiler, rear entrance door. Dining area





with double radiator, double glazed window overlooking rear garden.

### Modern Refitted Bathroom

Recently re-fitted with white suite comprising; panelled bath with under bath storage, bath set in tiled recess with power shower and glazed shower screen, vanity unit incorporating wash hand basin, wc low type flush, tiled splash areas, radiator and obscured leaded double glazed window to front.

**STAIRCASE** from hall to **LANDING** with access via pull down ladder to partially boarded loft with lighting, airing cupboard with slatted shelving and heater.

Obscured double glazed window overlooking parking area.

### Living Room 16' 11" x 11' 7" (5.16m x 3.53m)

Fireplace with marble hearth incorporating gas fire with wooden surround, two windows, two radiators, coved ceiling and two double glazed leaded windows from which there are lovely views across open grassland.

### Bedroom One 13' 8" x 9' 10" (4.17m x 3m)

With radiator, built-in double wardrobes with mirrored sliding doors, coved ceiling and double glazed window overlooking rear garden.

### En-suite

White suite comprising; shower cubicle, thermostatic shower, pedestal wash hand basin, wc low type flush, fully tiled walls, radiator and double glazed leaded window to front.

### Bedroom Two 11' 3" x 6' 11" (3.43m x 2.1m)

Built-in double wardrobe with mirrored sliding doors, radiator and double glazed window overlooking rear garden.

### Outside

Attractively landscaped and private REAR GARDEN laid to full width paved patio, lawn, gravelled area with stepping stones, further paved patio to the rear, flower and shrub borders to either side. Timber and felt garden shed. The whole being enclosed by close boarded fencing with side access gate to the parking area.

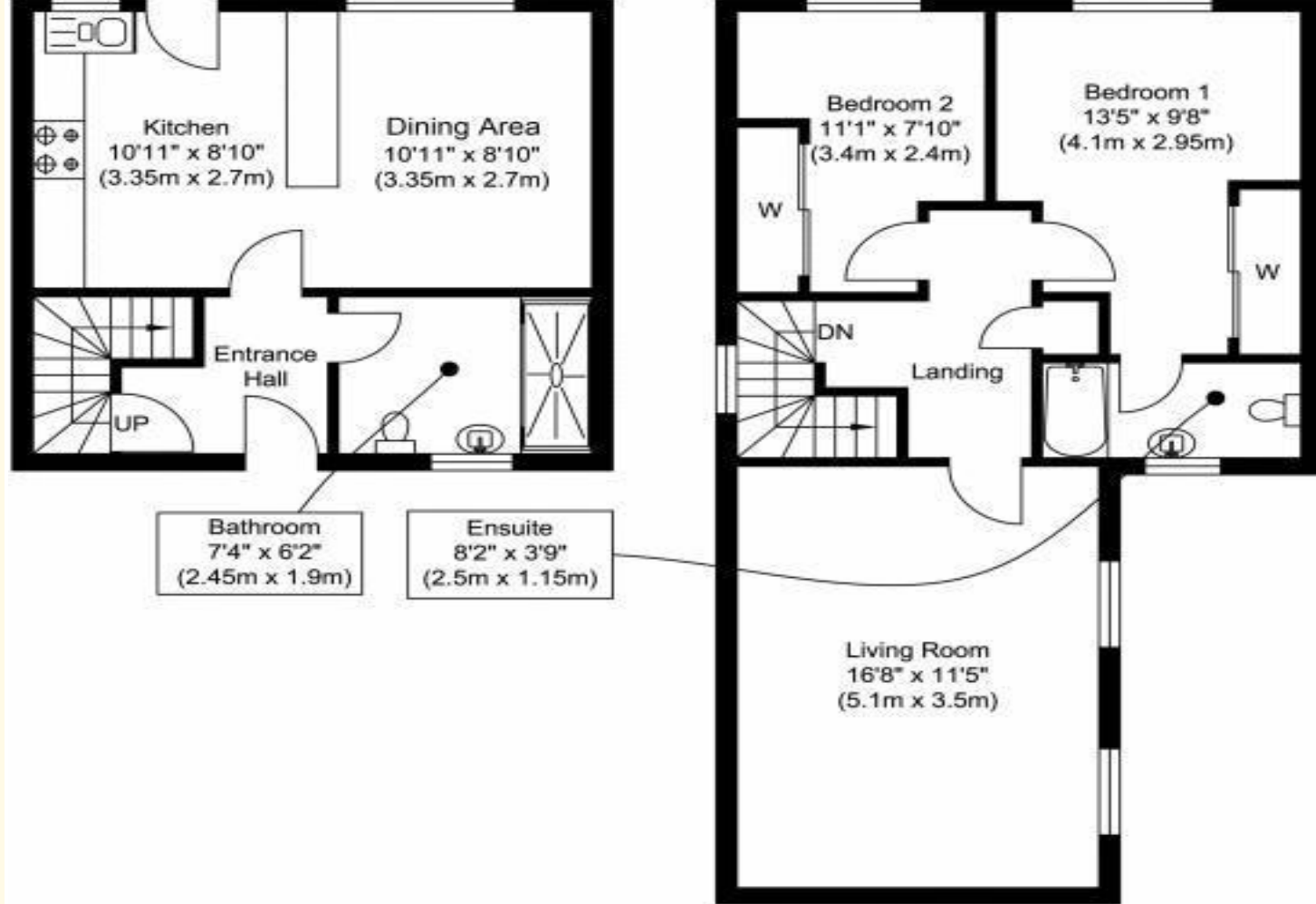


## Parking

The vendor confirms the property has two allocated spaces solicitors to confirm.

## NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we try to make our sales details accurate and reliable, Spencer & Jakeman does not give, nor does any Officer or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.



Ground Floor  
Approximate Floor Area  
306.6 sq. ft.  
(28.5 sq.m)

First Floor  
Approximate Floor Area  
502.8 sq. ft.  
(46.7 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
www.virtual360.net

Energy Performance Certificate	
<b>21, Cannon Drive, SHREWSBURY, SY1 1PX</b> Dwelling type: End-terrace house Date of assessment: 17 January 2013 Date of certificate: 17 January 2013 Use this document to: 1. Compare current ratings of properties to see which properties are more energy efficient 2. Find out how you can save energy and money by installing improvement measures	
Reference number:	8717-6029-6300-0003-0098
Type of assessment:	Partial existing dwelling
Total floor area:	74 m <sup>2</sup>
<b>Estimated energy costs of heating for 3 years</b>	<b>£ 1,808</b>
<b>Over 3 years you could save</b>	<b>£ 276</b>
<b>Estimated energy costs of this home</b>	
Lighting	£ 183 over 3 years
Heating	£ 1,288 over 3 years
Hot Water	£ 288 over 3 years
<b>Total</b>	<b>£ 1,759</b>
Potential costs £ 120 over 3 years £ 1,278 over 3 years £ 183 over 3 years <b>Your potential saving: £ 276</b>	
<b>Energy Efficiency Rating</b> The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The certificate rating shows the effect of undertaking the recommended actions on page 5. The assessment is based on the energy use of a dwelling in England and Wales in band E (rating 60).	
<b>Top actions you can take to save money and make your home more efficient</b>	
Recommended measures	Indicative cost
1. Floor insulation	£ 600 - £ 2,000
2. Low energy lighting for all fixed outside	£ 25
3. Solar panel heating	£4,000 - £6,000
See page 5 for a full list of recommendations for this property. Information on how to improve energy use can be found at: <a href="http://www.v360.net">www.v360.net</a>	

46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

www.spencerjakeman.com



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.

S917 Printed by Ravensworth Tel: 01670 713330