



8 Mereside, Springfield, Shrewsbury, Shropshire, SY2 6LF

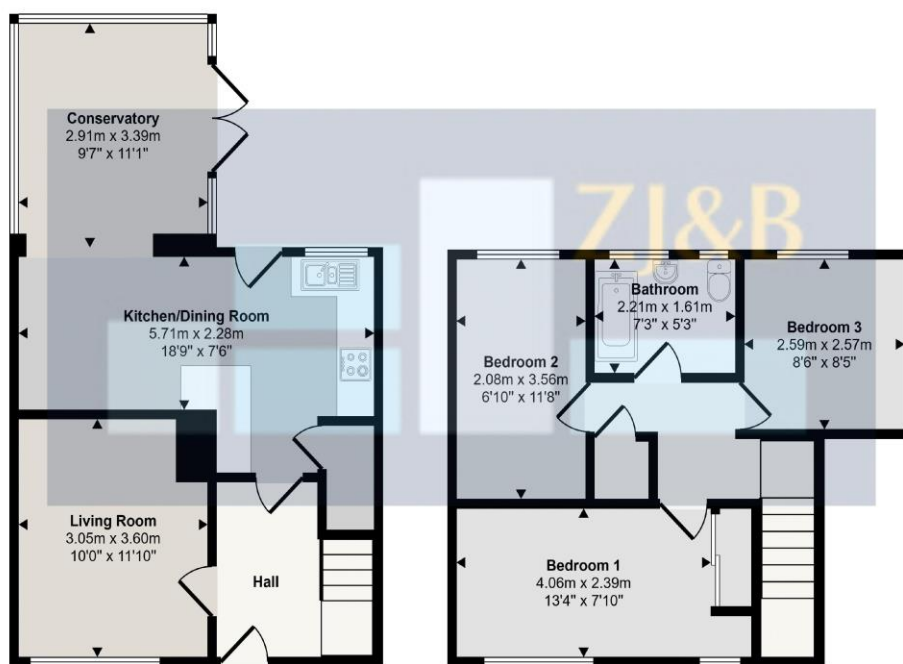
£220,000

**A 3-bedroom property in the popular Springfield area of Shrewsbury,
close to the College and Business Parks.**



Located in the popular Springfield area of Shrewsbury, close to the College and Business Parks, enjoying gas central heating and double glazing. Approached through a double-glazed entrance door into the entrance hall with the living room to the left, overlooking the front aspect. To the rear of the hall, a door leads into the spacious kitchen/dining room, which has tiled flooring and is fitted with an excellent range of units, including an integrated electric oven and 4-ring gas hob with filter hood above. From the dining room, there is a wide opening into the conservatory, and enjoys views over the garden. The staircase from the hall leads to the first-floor landing and three good-sized bedrooms. The main bedroom has two windows to the front and a built-in wardrobe. The second bedroom overlooks the rear garden, and the third bedroom also faces the rear and enjoys extra space. The property shares a flying freehold with the adjoining property over the passageway. The bathroom completes the accommodation and is fitted with a 3-piece suite. The large rear garden is enclosed by timber fencing and includes patios, extensive lawns and a useful timber shed.

Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 39 sq m / 415 sq ft

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



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

8 Mereside SHREWSBURY SY2 6LF	Energy rating	Valid until:	26 June 2034
	D	Certificate number:	8634-2426-7300-0146-9226

Property type	Mid-terrace house
Total floor area	87 square metres

Rules on letting this property

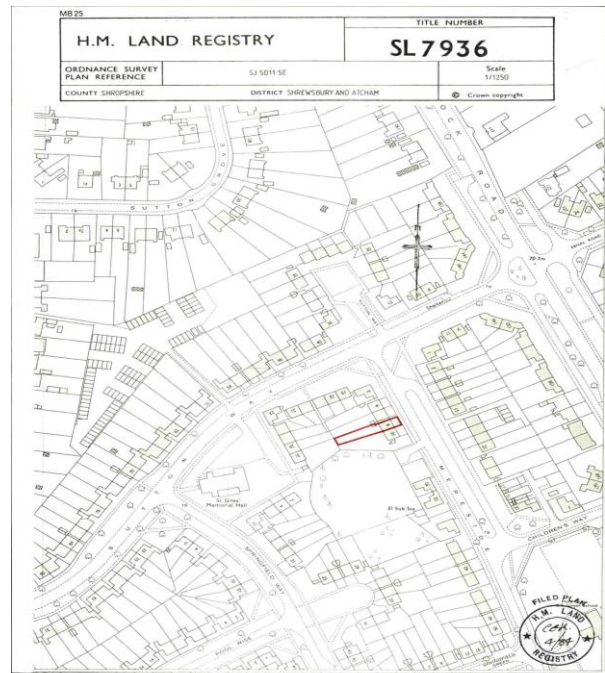
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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



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Council Tax Band B

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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

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

Your home may be repossessed if you do not keep up repayments on your mortgage