

# 55 Pool Rise Springfield Shrewsbury SY2 6EN



2 Bedroom House - Semi-Detached  
Offers In The Region Of £215,000

## The features

- VERY SPACIOUS 2 BEDROOM SEMI DETACHED HOUSE
- WELL MAINTAINED THROUGHOUT
- RECEPTION HALL, LOUNGE WITH FEATURE OPEN FIREPLACE
- 2 BEDROOMS AND RE-FITTED BATHROOM
- RECENTLY FITTED BOILER AND RADIATORS
- PERFECT FOR GROWING FAMILY OR FIRST TIME BUYER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN/DINING ROOM, CONSERVATORY AND UTILITY
- ENCLOSED GARDENS TO FRONT AND REAR
- EPC RATING TBC



### \*\*\* Spacious 2 Double Bedroom Semi Detached House\*\*\*

An opportunity to purchase this immaculately presented, 2 bedroom mature semi detached home, perfect for a growing family.

Occupying an enviable position with open space around, in this much sought after location, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, supermarkets, recreational facilities and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Utility, Conservatory, 2 generous double Bedrooms and Bathroom.

The property has the benefit of recently installed gas central heating and radiators, double glazing and enclosed rear garden

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

#### LOUNGE

A lovely room with window overlooking the front, feature cast iron fire surround with open grate, media, radiator. Attractive wooden floor covering.

#### KITCHEN/DINING ROOM

with media point, wall mounted column style radiator and French door to the garden.

The Kitchen is attractively fitted with range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for slot in cooker, tiled surrounds and matching eye level wall unit and deep pantry storage cupboard. Recessed ceiling lights and window to the rear.

#### CONSERVATORY

being of sealed unit double glazed construction with views over the garden, tiled flooring.

#### UTILITY ROOM

with ample space for appliances, window and door the garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

#### BEDROOM 1

A generous double room with window overlooking the front, range of fitted wardrobes, radiator.

#### BEDROOM 2

Another generous double room with window overlooking the rear, radiator.

#### BATHROOM

Attractively fitted with shaped panelled bath with shower unit over, wash hand basin and WC set into concealed unit with vanity storage, complementary tiled surrounds, radiator and window to the rear.

### OUTSIDE

The property is set back from the road and approached over pathway which is flanked to lawn either side with flower and shrub beds and enclosed with hedging. The Rear Garden has a paved sun terrace directly adjacent to the Conservatory which is ideal for those who love to outdoor entertain and good sized lawn with flower and shrub beds and being enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

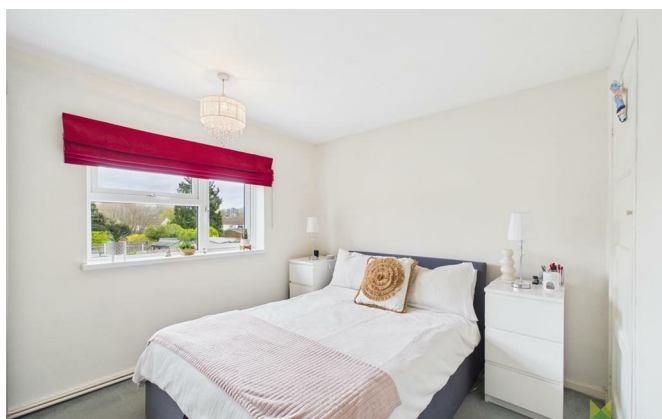
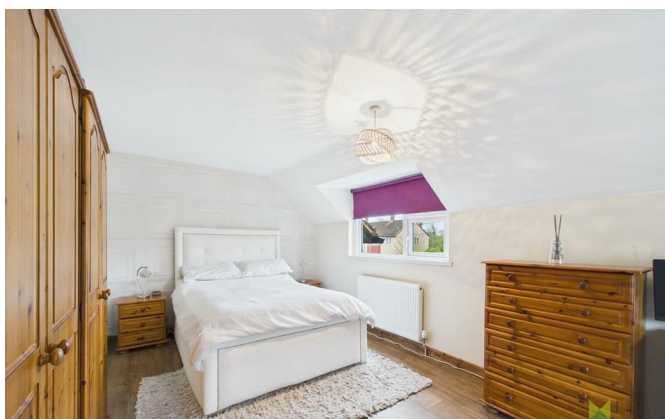
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

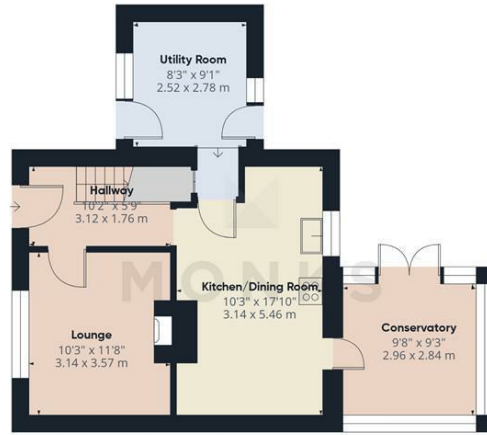
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
860 ft<sup>2</sup>  
79.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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