

12 Maxfield Drive, The Spinney, Shrewsbury, Shropshire,  
SY2 6GE

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent

A deceptively spacious, well proportioned and modern three bedroom semi detached house, occupying a pleasing position on this favoured recently constructed development by Bellway Homes. The property is within easy reach of good local amenities and well placed for east access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with modern ensuite shower room, two further bedrooms, family bathroom, low maintenance front garden, rear enclosed garden, good size driveway, large single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Entrance hallway**

Having radiator.

Door from entrance hallway gives access to:

**Cloakroom**

Having WC with hidden cistern, pedestal wash hand basin with mixer tap over, part tiled to walls, radiator, tiled floor, extractor fan to ceiling.

Door from entrance hallway gives access to:

**Lounge**

15'10 max reducing down to 13'6 min x 11'0  
Having UPVC double glazed window to front, two radiators, understairs recess.

Door from lounge gives access to:

**Modern kitchen/diner**

15'6 x 11'3 max reducing down to 8'11  
Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring gas hob with stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, tiled floor, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, radiator.

From lounge stairs rise to:

**First floor landing**

Having loft access. Doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**

11'5 x 8'2 excluding recess  
Having UPVC double glazed window to rear, built-in double wardrobe, over stairs storage cupboard, radiator.

From bedroom one door gives access to:

**Ensuite shower room**

Having double width tiled shower cubicle, WC with hidden cistern, pedestal wash hand basin with mixer tap over, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling.

**Bedroom two**

10'0 x 8'6  
Having UPVC double glazed window to front, radiator.

**Bedroom three**

6'9 x 6'8  
Having UPVC double glazed window to front, radiator.

**Bathroom**

Having a three piece white suite comprising: Panel bath with shower attachment off taps, low flush WC with hidden cistern, pedestal wash hand basin, part tiled to walls, tiled floor, radiator, extractor fan and recessed spotlights to ceiling.

**Outside**

To the front of the property there is a low maintenance stone frontage with mature hedge screening the pedestrian pathway. Paved pathway then gives access to front door. To the side of the property there is a good size tarmac driveway which gives access to:

**Large single garage**

20'6 x 10'11  
Having up and over door, double glazed service door to side.

Gated pedestrian side access then leads to the property's:

**Rear gardens**

Having paved patio area, outside lighting point, cold water tap, lawn garden, borders with inset shrubs and bushes.

**AGENTS NOTE**

The vendor informs us that there is an annual service/management charge for the up keep of the development and this is £150.00 per annum.

**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 C**

**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) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

