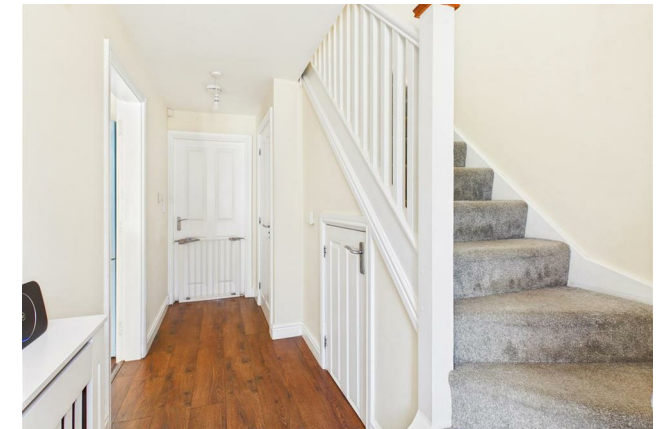






6 Mayfield Close, Shrewsbury, SY1 4BF
Offers In The Region Of £290,000

Spacious Four Bedroom Family Home close to all Amenities and Major Transport Links! Roger Parry and Partners are excited to bring to market this spacious four bedroom extended house offering fantastic accommodation throughout in a popular location. Walking through the Front door you will be greeted with a welcoming entrance hall, Modern Fitted Kitchen, spacious Lounge dining area, separate Utility room and Family room. On the First Floor you will find Three well-sized Bedrooms the largest of which boasts an En-suite, as well as a Family Bathroom. On the Second Floor there is the Principal Bedroom with En-suite. Externally this property offers ample off-street parking to the front thanks to a spacious driveway and to the rear a spacious and private rear garden with both paved and lawned areas.



Entrance Hall

With wooden style flooring, under stairs storage and staircase leads to First Floor Landing.

Cloakroom/WC

Attractively fitted with wash basin, WC.

Kitchen

Fitted with cream fronted units with wood effect laminate work tops, tiled splash back, inset sink unit, integrated electric oven, 4 ring gas hob with filter hood above and slim-line dishwasher, radiator and double glazed window to the front.

Living Room

With wooden style flooring and open access to

Dining Room

Excellent range of double glazed windows and French doors overlook and provide access to rear garden.

Family Room

Double glazed window to the front.

Utility Room

With work surface, space and plumbing for washing machine, double glazed window and door to the rear.

First Floor Landing

Staircase to Second Floor Landing, double glazed window to the front.

Bedroom 2

Radiator, double glazed window to the front.

En-Suite Shower Room

Fitted with white suite including shower cubicle, wash basin, WC, double glazed window to the rear.

Bedroom 3

Radiator, double glazed window to the rear.

Bedroom 4

Radiator, double glazed window to the front.

Bathroom

Fitted with contemporary white 3 piece suite including bath with side tap, wash basin, WC, tiled areas, double glazed window to the rear.

Second Floor Landing

Built in cupboard housing gas fired central heating boiler.

Principal Bedroom

Walk in double glazed window to the front, double fitted wardrobe, radiator.

En-Suite Shower Room

Fitted with 3 piece suite providing shower cubicle, wash basin, WC, window to the rear.

Outside

To the front the property benefits from a wide block paved driveway provides ample parking for several cars. To the rear there is a paved patio, the garden beyond is laid mainly to lawn with decked sun terrace to one corner, central pathway and enclosed by close boarded timber fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 2300 Mbps. Mobile Service: Variable in-home, good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services: mains electric, gas, water and drainage services

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What.3.Words

unwanted.blend.class

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

**Roger
Parry**
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.