



JASON SIMMONS POWERED BY **exp**<sup>TM</sup> UK

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## Springbank Road, Shavington, Crewe

Fixed Price £315,000

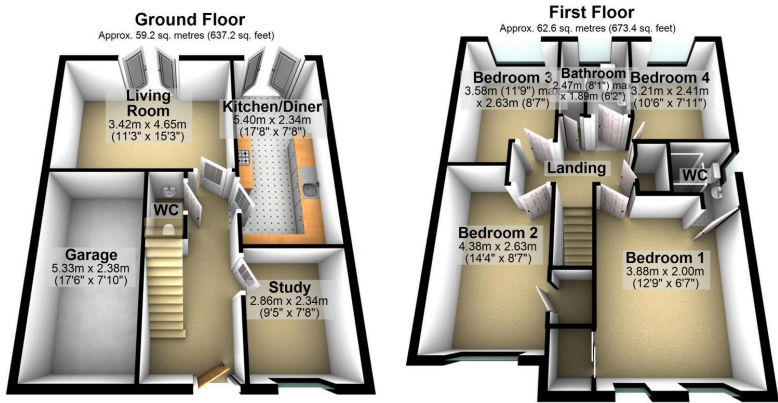
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- Four bedroom detached family home in Shavington
- Modern fitted kitchen with integrated appliances
- Master bedroom with En-suite
- Driveway parking & Garage
- Popular residential location
- Lounge with double doors to garden
- Separate Play room / Office
- Modern family bathroom
- Enclosed rear garden with patio area laid to lawn
- Quote Ref: JS0070



A modern four bedroom detached family home located in a popular residential area of SHAVINGTON. The accommodation briefly comprises: entrance hallway, downstairs toilet, spacious lounge with doors leading to the rear garden, and a modern fitted kitchen. To the first floor are four good-sized bedrooms (master bedroom with En-suite) and a contemporary family bathroom. Externally, the property benefits from driveway parking, a garage, and an enclosed rear garden. Additional features include double glazing and gas central heating throughout. An excellent opportunity to purchase a modern family home in a sought-after location close to local schools, shops, and transport links (including the A500 and M6 motorway).





Total area: approx. 121.8 sq. metres (1310.5 sq. feet)



11/05/25, 12:00 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

|                                                |                           |                             |
|------------------------------------------------|---------------------------|-----------------------------|
| 30, Springfield Road<br>Shrewsbury<br>CH2 5UN  | Energy rating<br><b>B</b> | Valid until<br>8 March 2030 |
| Certificate number<br>0765-5891-7077-2050-1651 |                           |                             |

**Property type** Detached house

**Total floor area** 105 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/landlords-exemptions-property-common-energy-efficiency-related-landlord-guidance](#))

#### Energy rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0765-5891-7077-2050-1651>

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