



**21 Mercers Lane, Shrewsbury, SY3 9FS**

4 bedroom detached house — £495,000 Freehold

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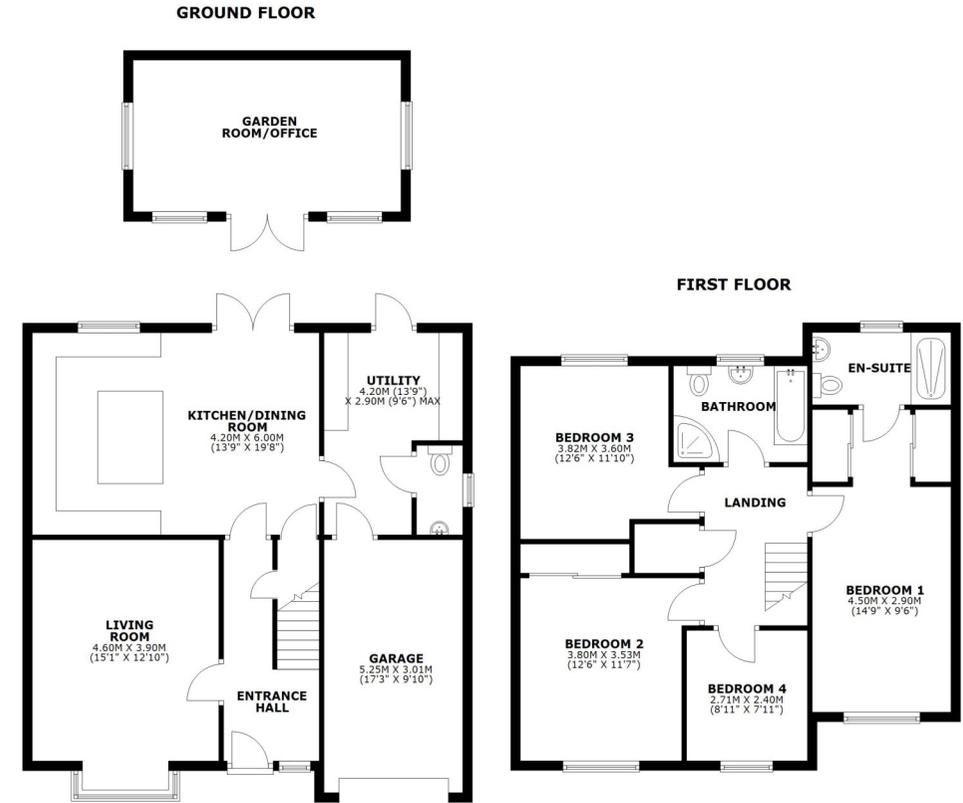
£495,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position within a quiet cul-de-sac, this well-proportioned detached family house offers thoughtfully designed and improved accommodation, while benefitting from a landscaped rear garden with home office, plenty of parking and integral garage.

## KEY FEATURES

- Good sized entrance hall with well-designed under stairs storage and staircase to a spacious landing
- Living room with feature bay window to front
- Impressive open plan kitchen/dining room, complete with integrated appliances, island unit, wood effect flooring and glazed double doors to the rear
- Very practical separate utility with additional built-in storage, as well as access to the cloakroom, garden and garage
- Master bedroom with built in wardrobes and en-suite with double length shower
- Two further double bedrooms, one of which also has built in wardrobes, a generous single bedroom/study and large family bathroom with corner shower
- uPVC double glazed windows and gas fired central heating and large boarded loft
- Landscaped rear garden, laid to artificial lawn with raised beds, paved terrace and gated access to side
- Purpose built garden office with power and lighting, which would also make a fantastic summer house or studio
- Extended block paved driveway providing parking for 4 cars and access to the integral garage
- A superb location within this popular modern development, just a short distance from a choice of primary and secondary schools, Radbrook's excellent range of amenities, and only two miles from the town centre
- **Sold with no upward chain**



TOTAL AREA: APPROX. 175.1 SQ. METRES (1884.7 SQ. FEET)











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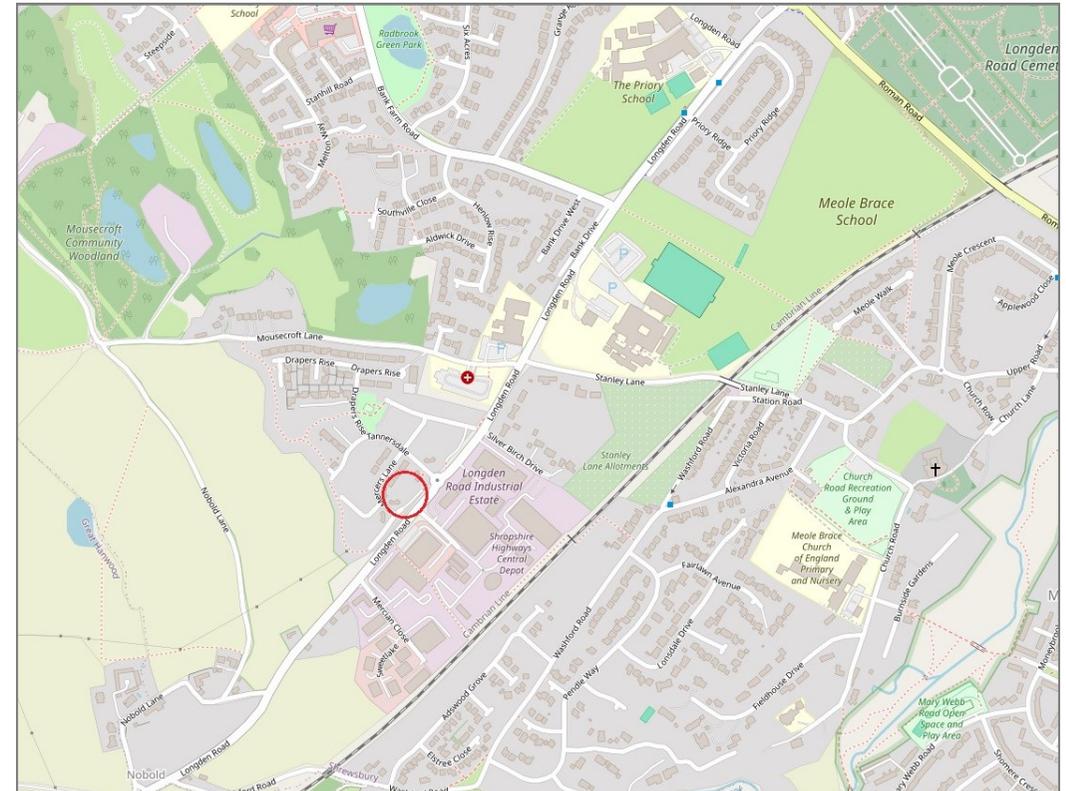
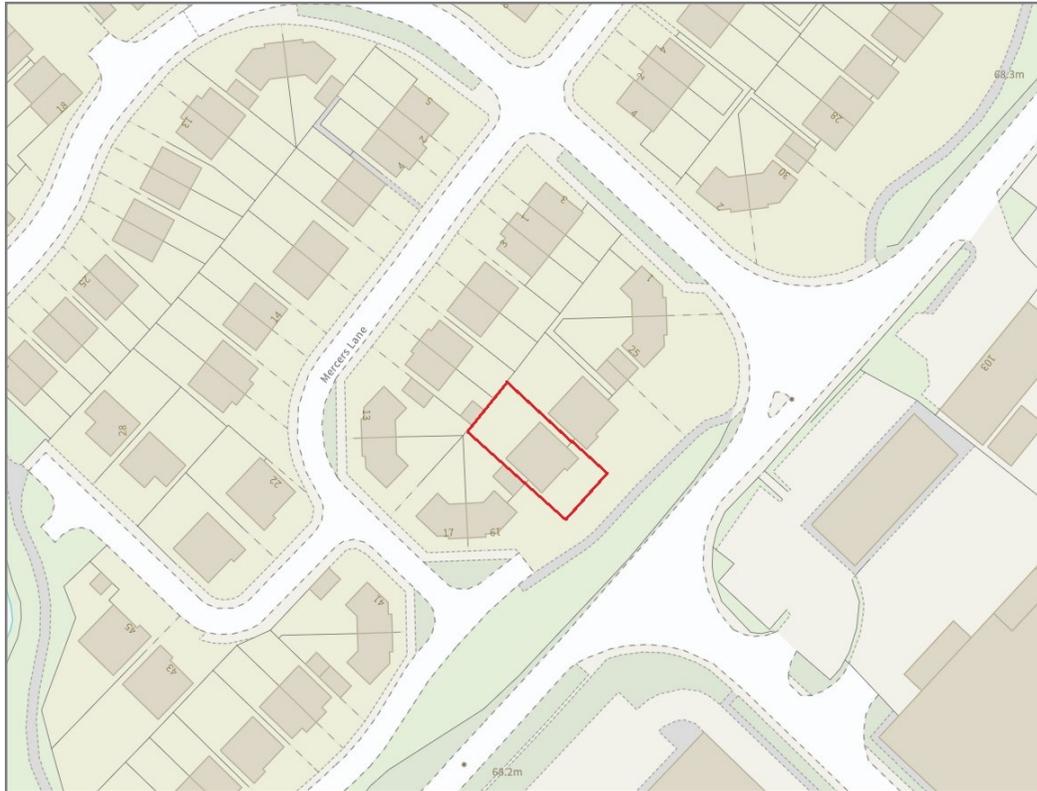
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

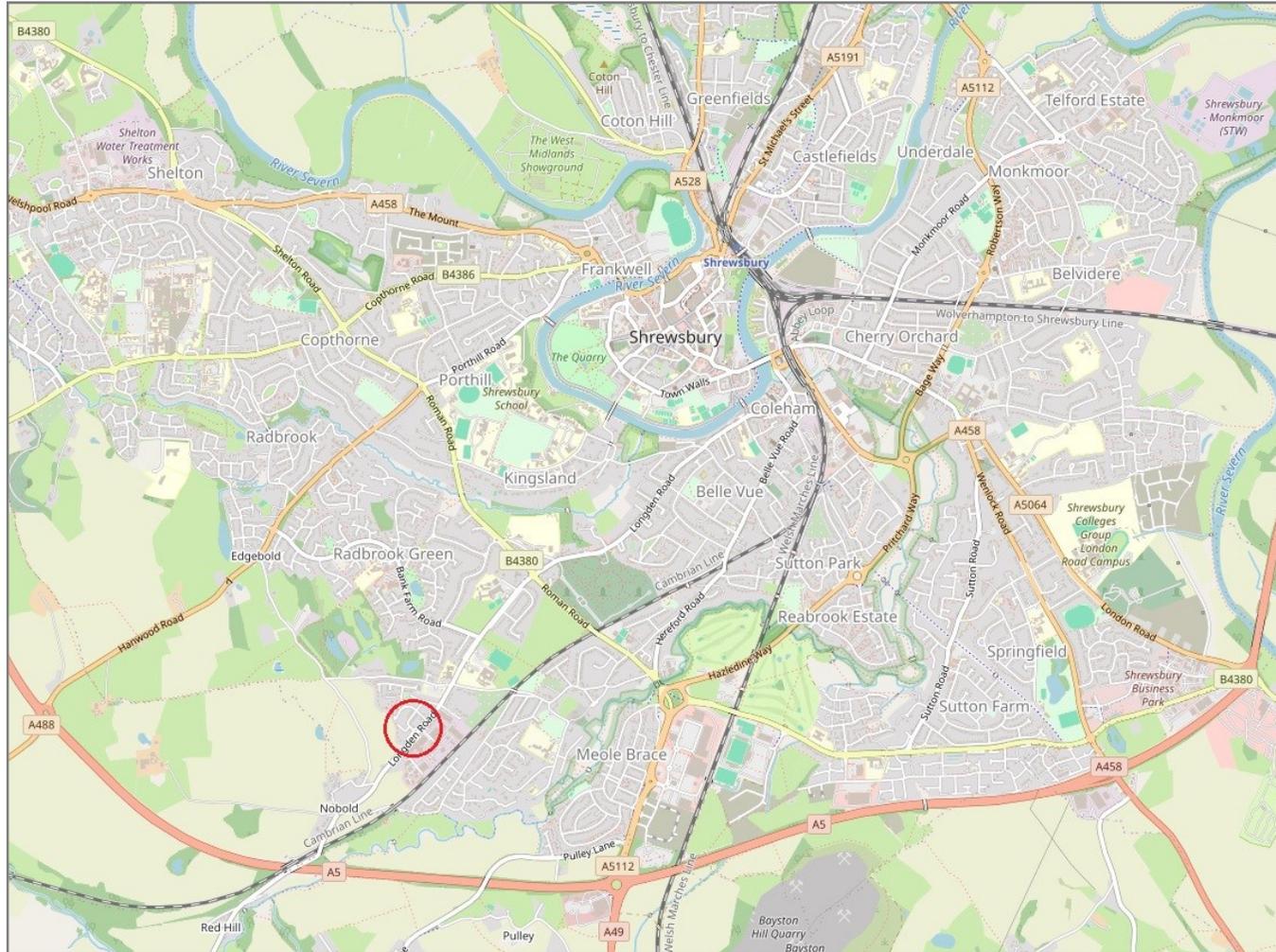
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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