



36 Sussex Place, Hamilton Drive, Shrewsbury, SY2 5UH

3 bedroom semi-detached house—£229,950 Freehold

36 Sussex Place, Hamilton Drive, Shrewsbury, SY2 5UH

Coopergreenpooks.co.uk

£229,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a fantastic position at the end of a quiet cul-de-sac, this neatly presented semi-detached house benefits from a landscaped rear garden, impressive outlook over open fields, detached single garage and private driveway.

KEY FEATURES

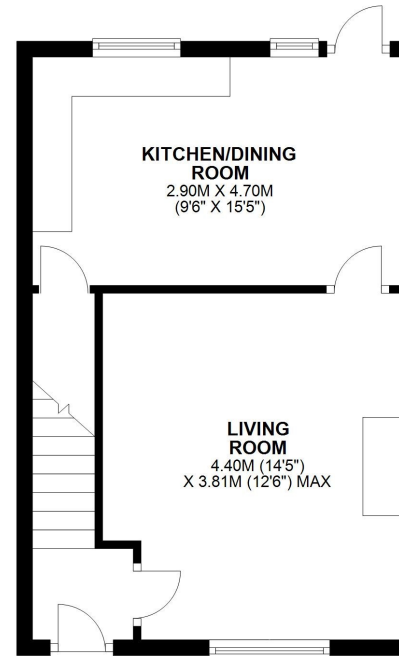
- Entrance hall opening to good sized living room with feature fireplace and views to front
- Open plan kitchen/dining room, complete with under stairs pantry and glazed door to the rear garden. White goods are also included
- Two double bedrooms, one having a built in wardrobe
- A further single bedroom and separate family bathroom
- Stunning views from the 1st floor over open fields
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with paved sun terrace, planted borders and gated access to side
- Driveway to front providing parking, with adjoining lawned gardens and detached garage
- A superb location, a short distance from Telford Estate's excellent amenities, primary and secondary schools, and less than two miles from the town centre

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

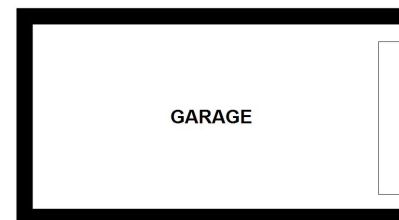
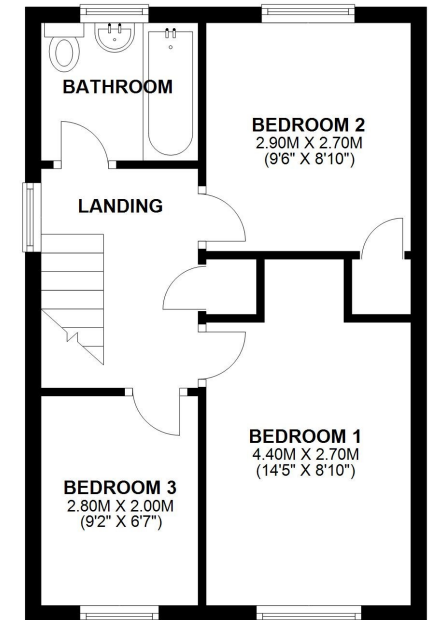
www.cgpooks.co.uk



GROUND FLOOR
APPROX. 45.8 SQ. METRES (492.7 SQ. FEET)



FIRST FLOOR
APPROX. 34.8 SQ. METRES (374.0 SQ. FEET)



TOTAL AREA: APPROX. 80.5 SQ. METRES (866.8 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



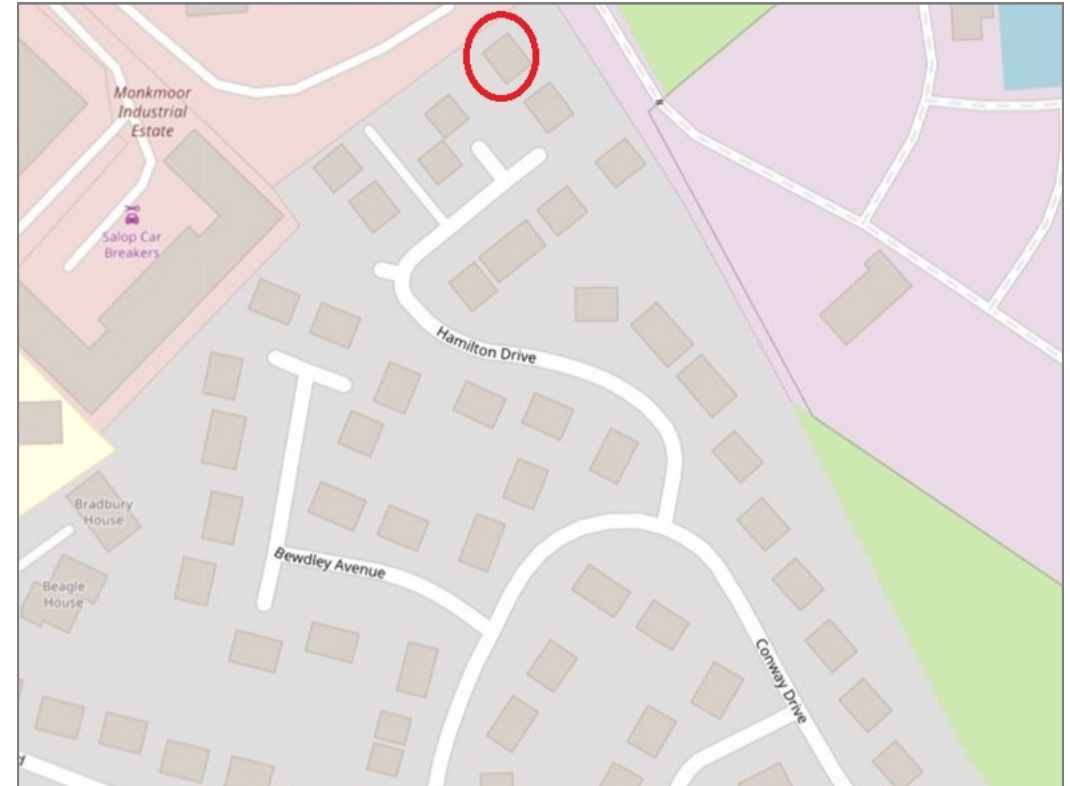




36 Sussex Place, Hamilton Drive, Shrewsbury, SY2 5UH

£229,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



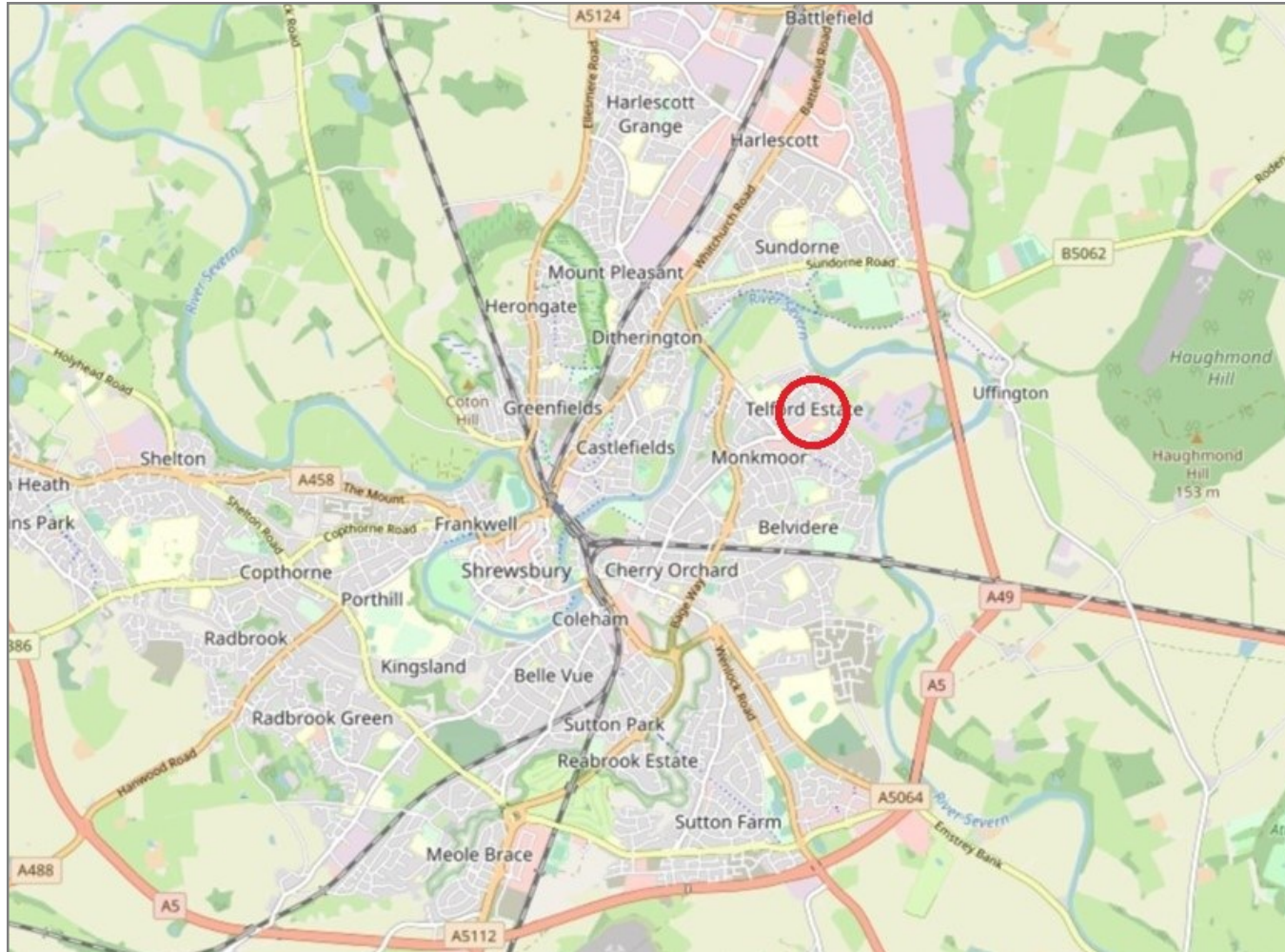
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

36 Sussex Place, Hamilton Drive, Shrewsbury, SY2 5UH

Coopergreenpooks.co.uk

£229,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.