



11 Derriman Close, Shrewsbury, SY2 6GT
4 bedroom detached house—£375,000 Freehold

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sales@cgpooks.co.uk

Coopergreenpooks.co.uk

A very well designed, and spacious 4 bedroom detached family home which has lots of upgrades, whilst being located in a private cul de sac within a popular modern development.

KEY FEATURES

- Light and well configured accommodation, which is as good as new with premium upgrades such as Amtico wood effect herringbone flooring throughout the ground floor
- Covered entrance area to hall with cloakroom
- Living room with windows to 2 elevations and a separate study/home office
- Large open plan kitchen/dining room with a range of stylish fitted units, upgraded Bosch appliances, walk in store, window to front and glazed double doors to garden
- Staircase from hall to spacious galleried landing with storage
- 4 good sized bedrooms and a family bathroom. In addition to which the main bedroom has a dressing area with fitted wardrobes and an en-suite shower room
- Double glazed windows and gas fired central heating
- Driveway to rear providing parking for 2 cars and access to a single garage
- Private rear garden with paved patio. The owner is also in the process of further landscaping work
- Great location in a popular area, within walking distance of local retail parks, Shrewsbury Town Football Club, golf course and Ballantynes health club. Shrewsbury bypass is only a 5 minute drive away and the town centre no more than 10 minutes

Cooper Green Pooks

3 Barker Street

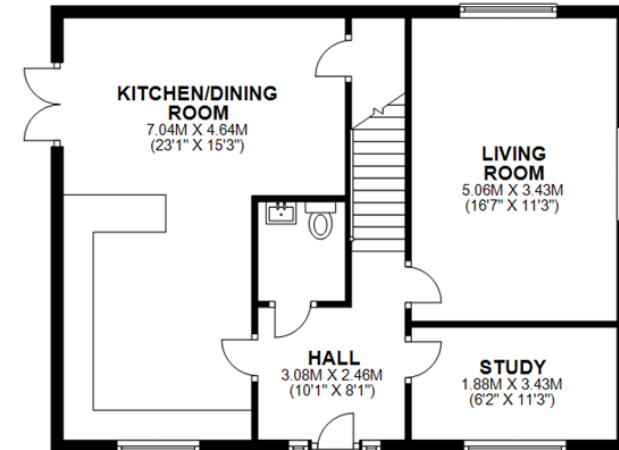
Shrewsbury

SY1 1QF

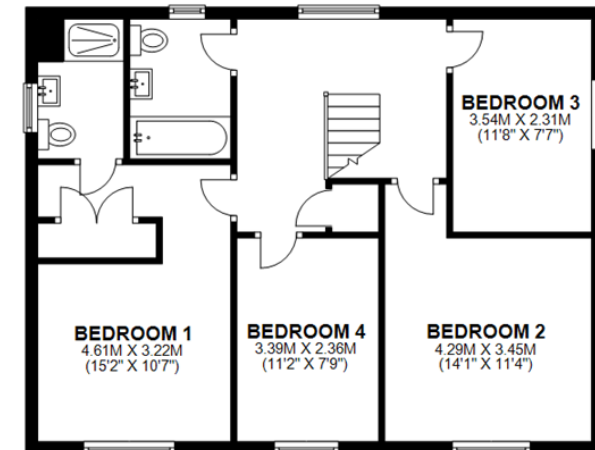
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GROUND FLOOR
APPROX. 65.9 SQ. METRES (709.4 SQ. FEET)



FIRST FLOOR
APPROX. 64.9 SQ. METRES (698.6 SQ. FEET)



TOTAL AREA: APPROX. 130.8 SQ. METRES (1407.9 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.







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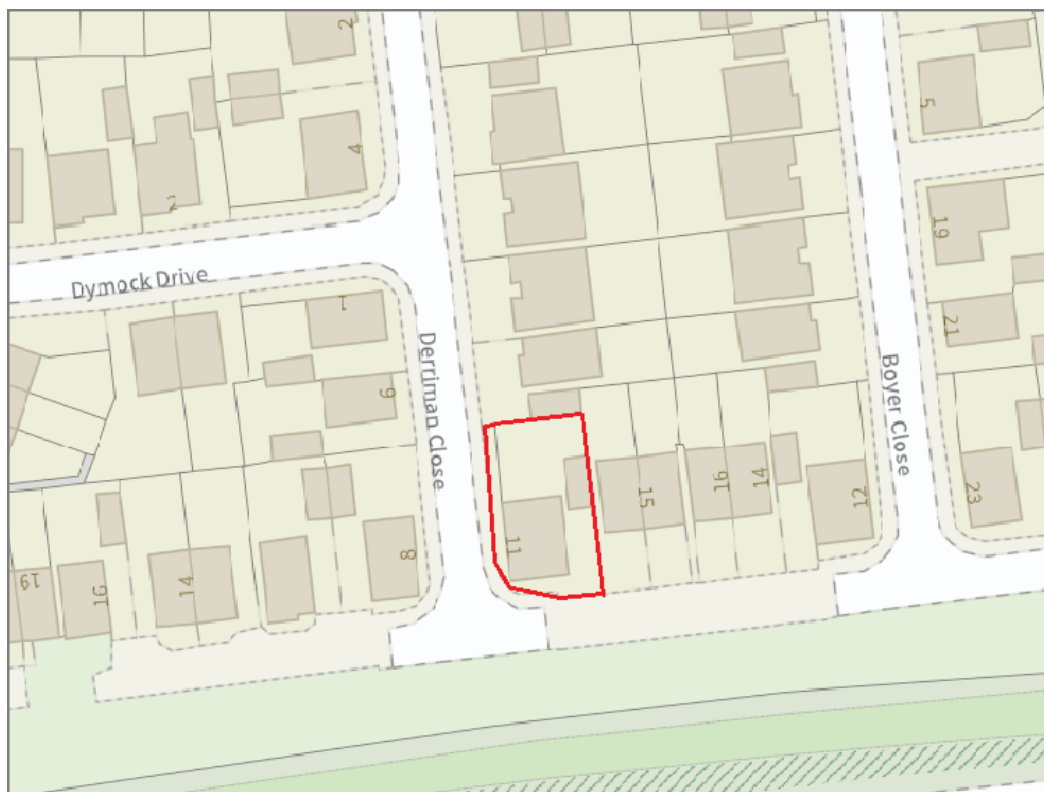
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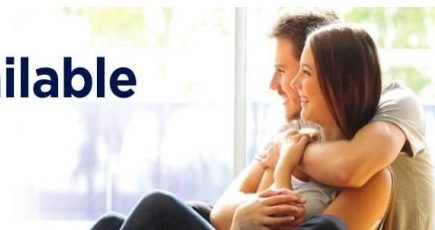


BOUNDARIES NOT CONFIRMED



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

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



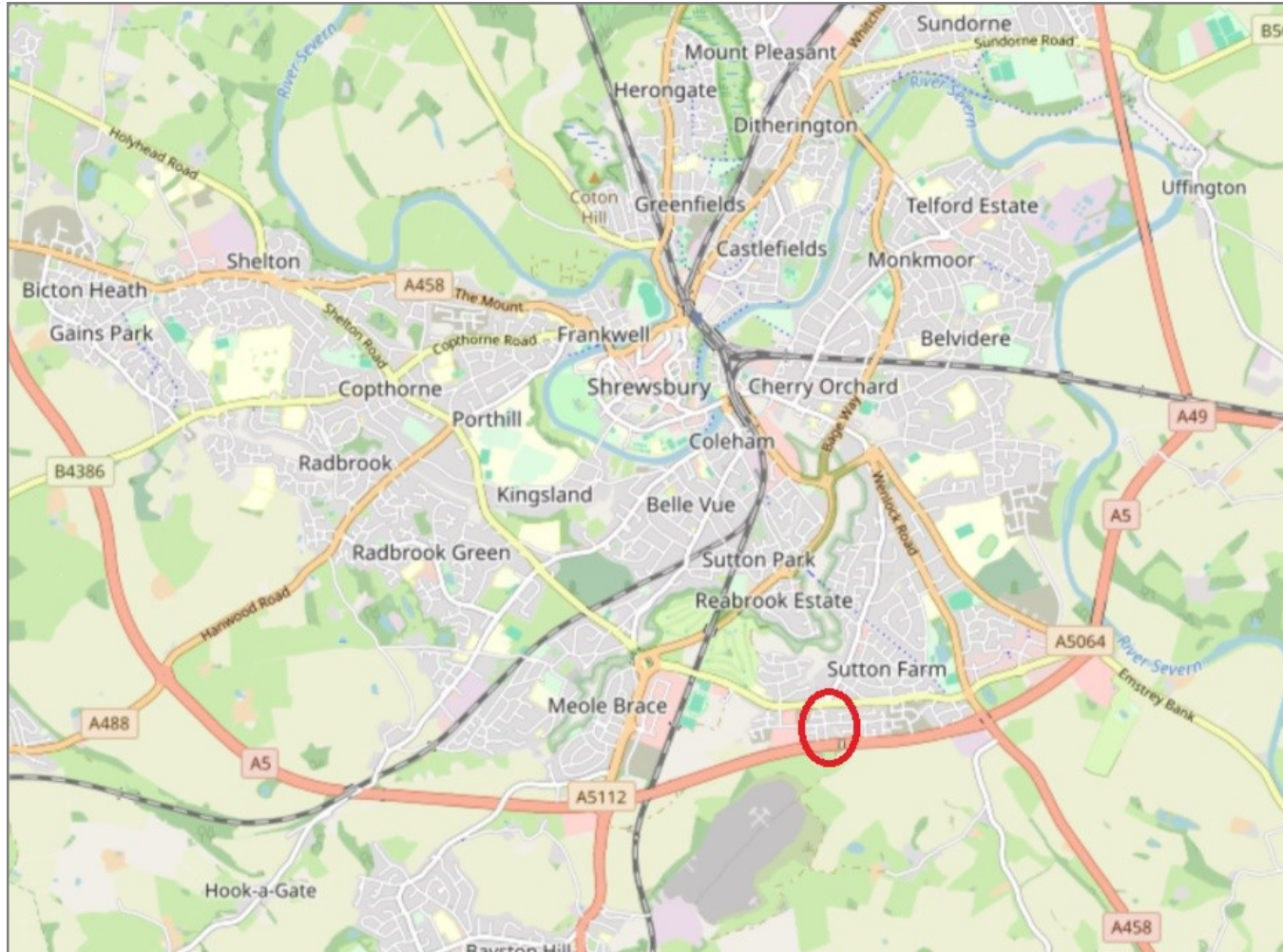
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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