



**8 Armoury Gardens, Shrewsbury, SY2 6PH**

4 bedroom semi-detached house—£395,000 Freehold

# 8 Armoury Gardens, Shrewsbury, SY2 6PH

Coopergreenpooks.co.uk

£395,000 Freehold—4 bedroom semi-detached house

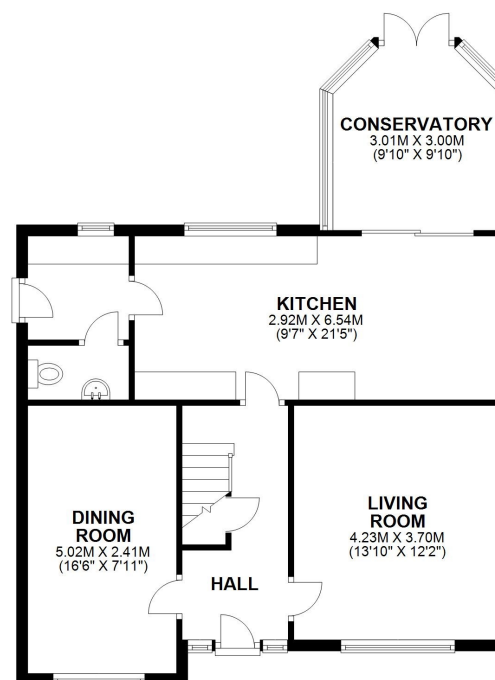
sales@cgpooks.co.uk

This spacious and well-presented family home has been considerably improved, whilst being located on a quiet and very attractive street in a sought-after area of the town.

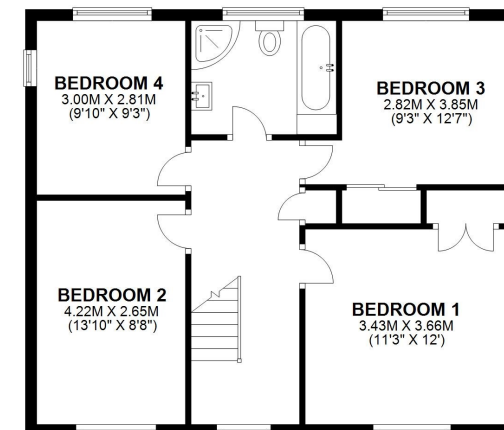
## KEY FEATURES

- Covered entrance area to hall with wood boarded flooring and built in storage.
- Separate good-sized living and dining rooms, both with windows to front and the living room also has a feature fireplace with wood burner.
- Well-fitted and open plan kitchen/dining room with window to rear, tiled flooring and glazed double doors to a conservatory which opens to the rear garden.
- Utility room providing access to the side of the property and also a cloakroom.
- Staircase from hall to a spacious landing, where there are 4 double bedrooms and a re-fitted family bathroom with separate shower.
- uPVC double glazed windows and gas fired central heating.
- Block paved driveway to front, providing parking for about 2 cars.
- Private lawned rear garden with established shrubs, timber store and seating areas.
- Lovely setting on a very pretty street, convenient for many local amenities, the bypass and town centre.

**GROUND FLOOR**  
APPROX. 71.8 SQ. METRES (772.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 60.9 SQ. METRES (655.8 SQ. FEET)



TOTAL AREA: APPROX. 132.7 SQ. METRES (1428.5 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.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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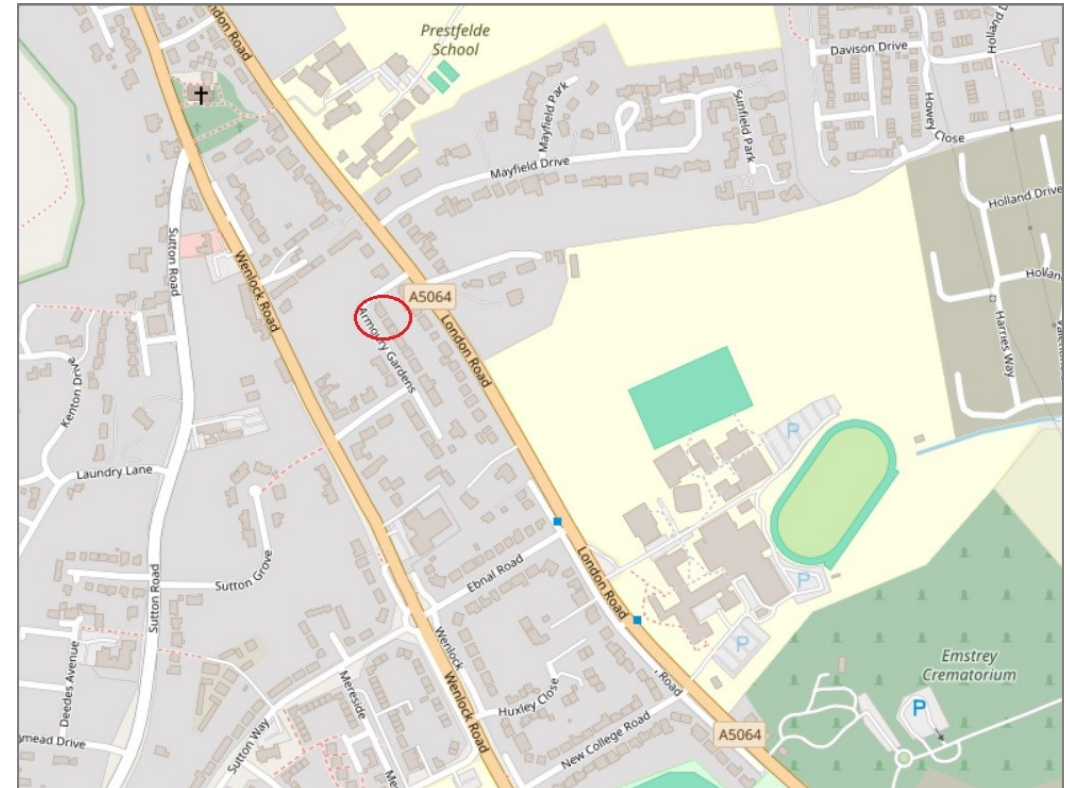
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**BOUNDARIES NOT CONFIRMED**

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

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



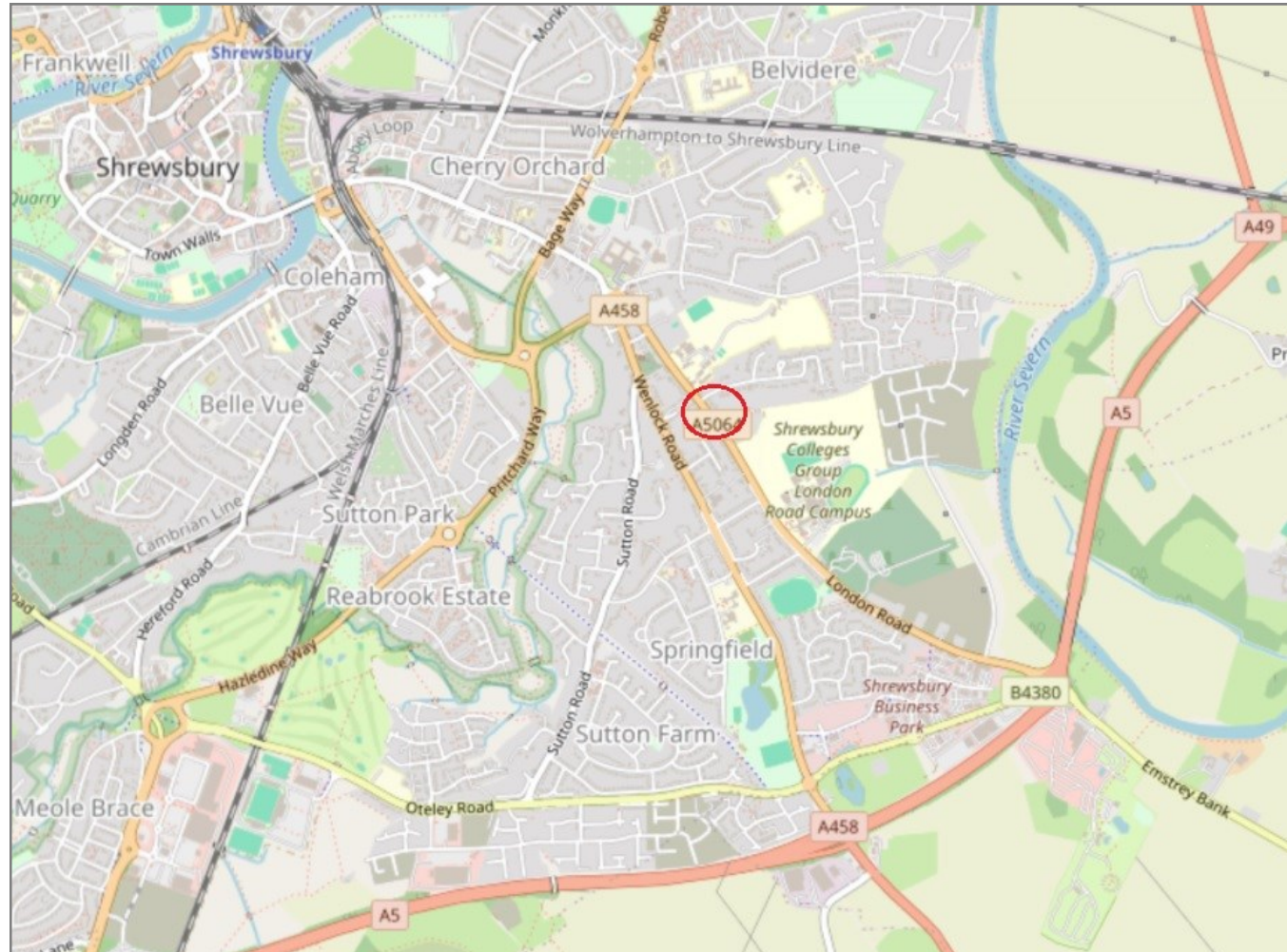
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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