



13 Wessex Close, Shawbury, SY4 4RZ

3 bedroom detached house — £389,950 Freehold

13 Wessex Close, Shawbury, SY4 4RZ

Coopergreenpooks.co.uk

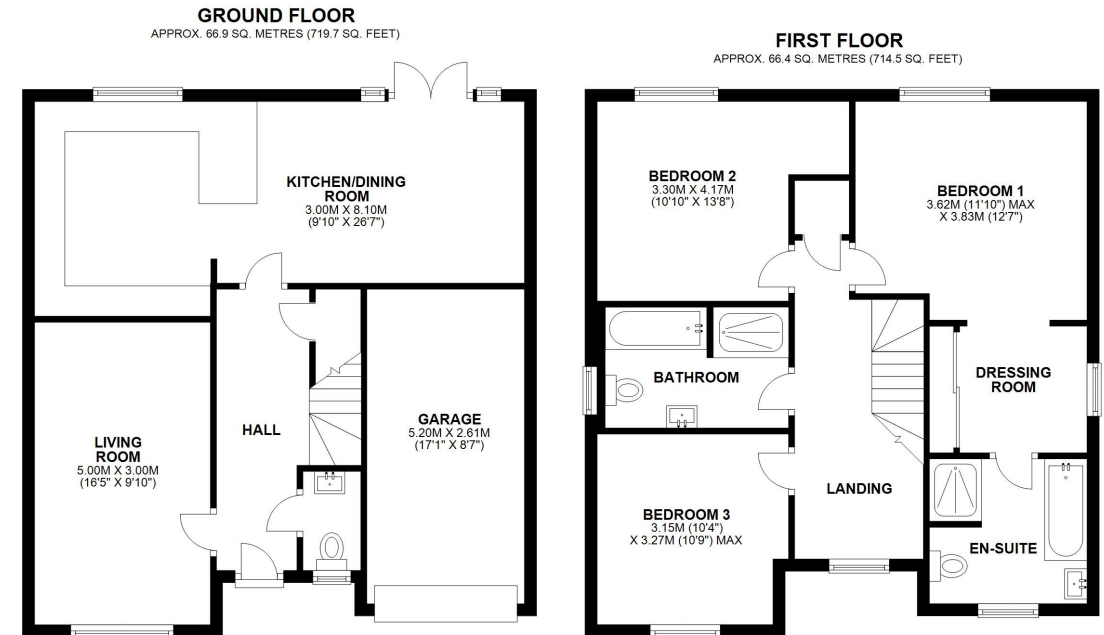
£389,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This beautifully presented and thoughtfully designed detached house offers well-proportioned and practical accommodation, situated within a popular modern development and benefitting from a large rear garden, private driveway and garage.

KEY FEATURES

- Entrance hall with cloakroom, useful under stairs storage and turning staircase to landing
- Good sized living room with window to front
- Lovely open plan kitchen/dining room, complete with integrated appliances, breakfast bar and glazed double doors opening to the rear garden
- Impressive master bedroom with dressing area, built in wardrobes and access to the en-suite bathroom with separate shower
- Two further double bedrooms and a well-appointed family bathroom, also having a separate shower
- uPVC double glazed windows and gas fired central heating
- Landscaped private rear garden, laid to lawn with large paved sun terrace, further paved patio and gated access to side
- Driveway to front providing plenty of parking
- The house occupies a quiet cul-de-sac within a popular modern development on the fringe of the village, a short distance from Shawbury's excellent range of amenities and primary school, as well as being just a 15 minute drive from Shrewsbury town centre



TOTAL AREA: APPROX. 133.2 SQ. METRES (1434.2 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.









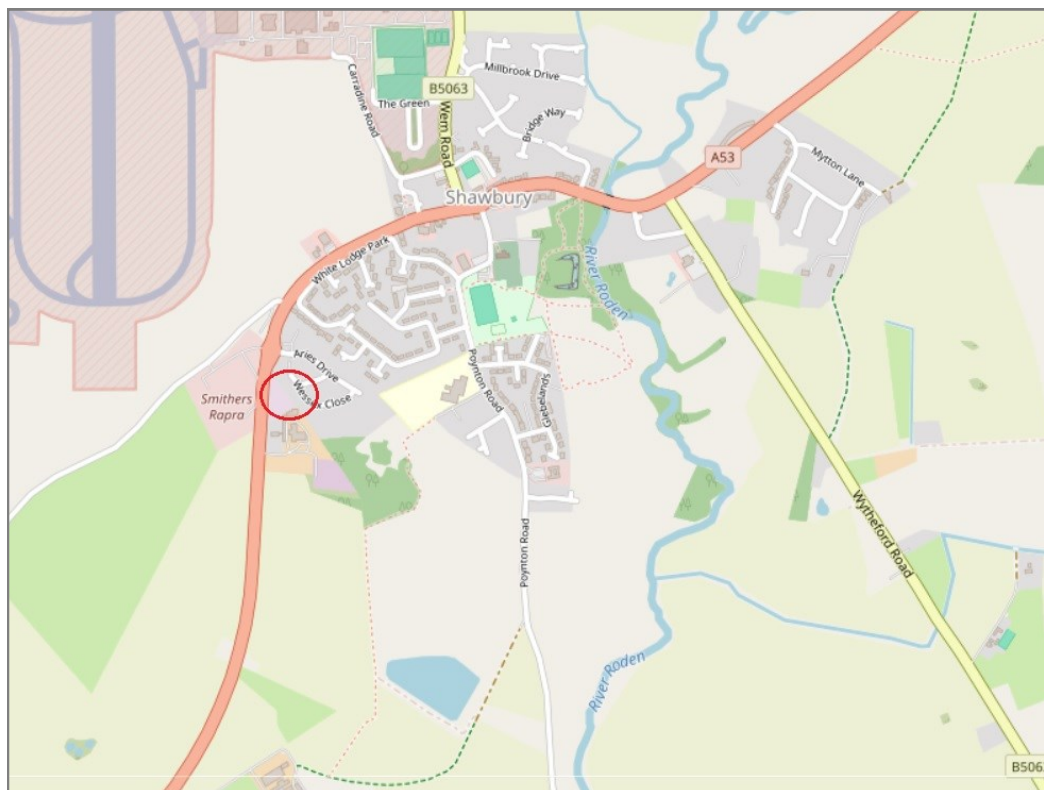
13 Wessex Close, Shawbury, SY4 4RZ

£389,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com



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



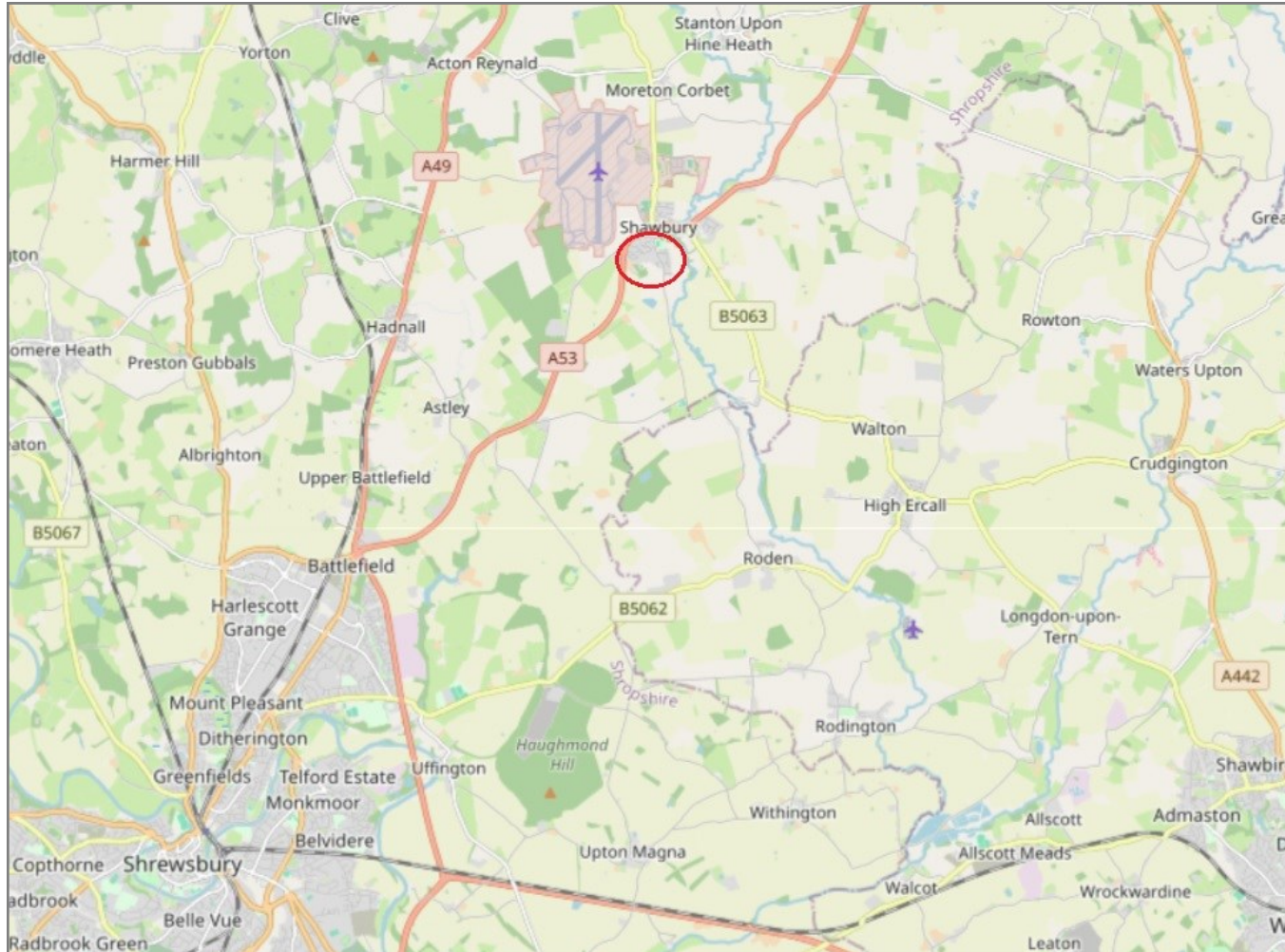
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

13 Wessex Close, Shawbury, SY4 4RZ

Coopergreenpooks.co.uk

£389,950 Freehold—3 bedroom 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.