



13 Wessex Close, Shawbury, SY4 4RZ

3 bedroom detached house—£374,000 Freehold

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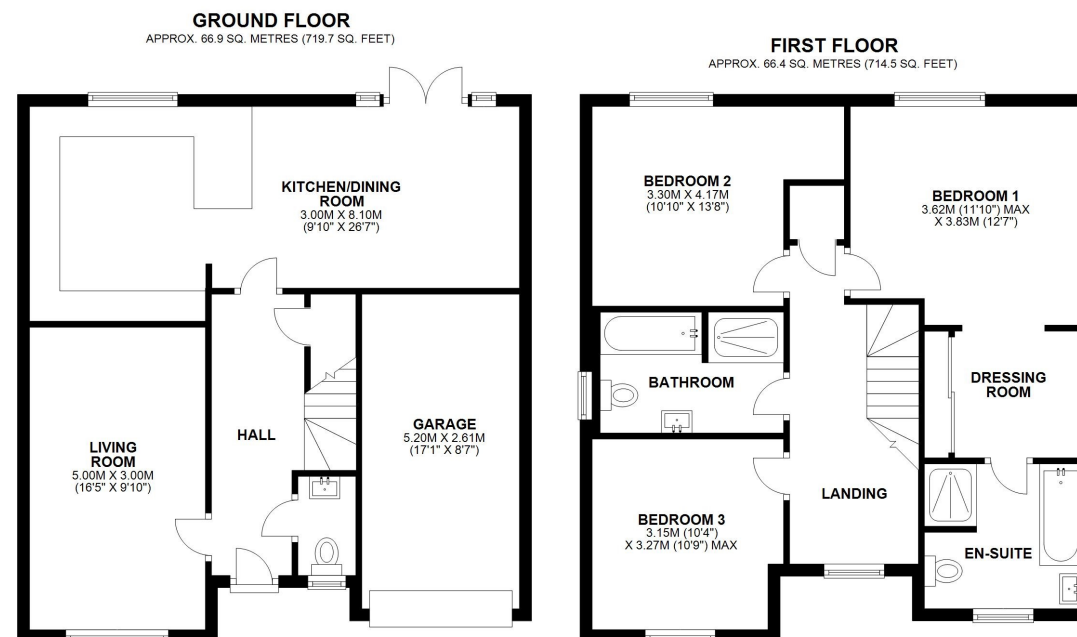
£374,000 Freehold—3 bedroom detached house

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.









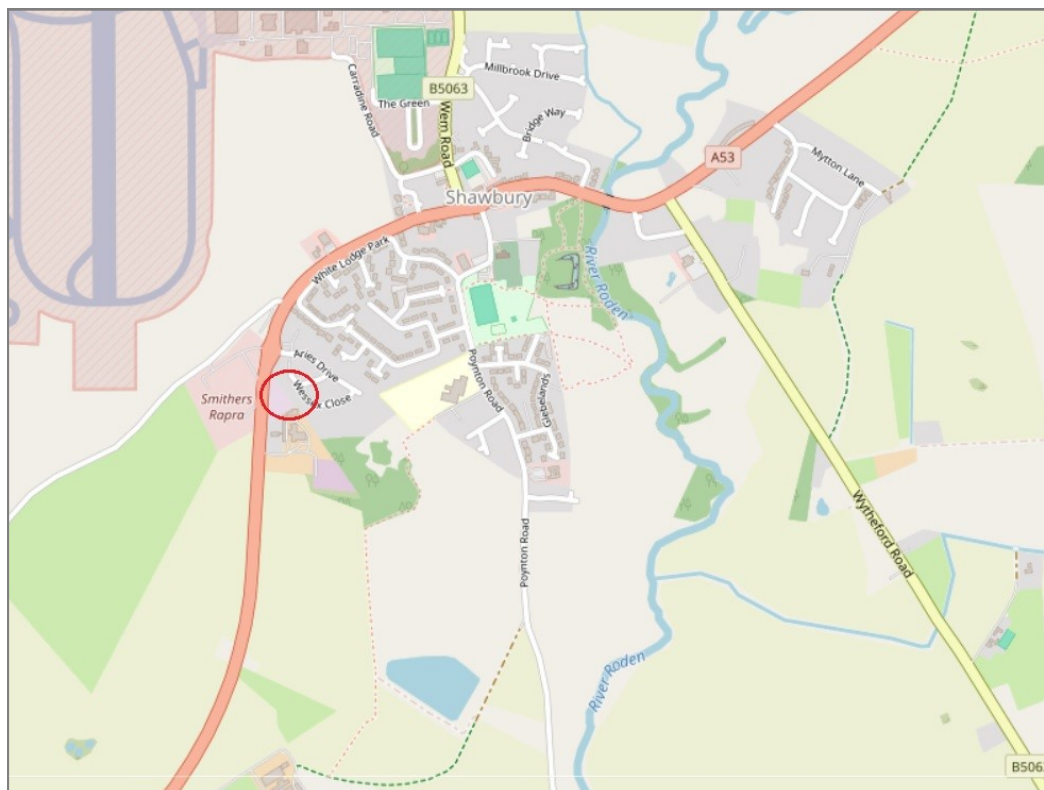
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BOUNDARIES NOT CONFIRMED

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



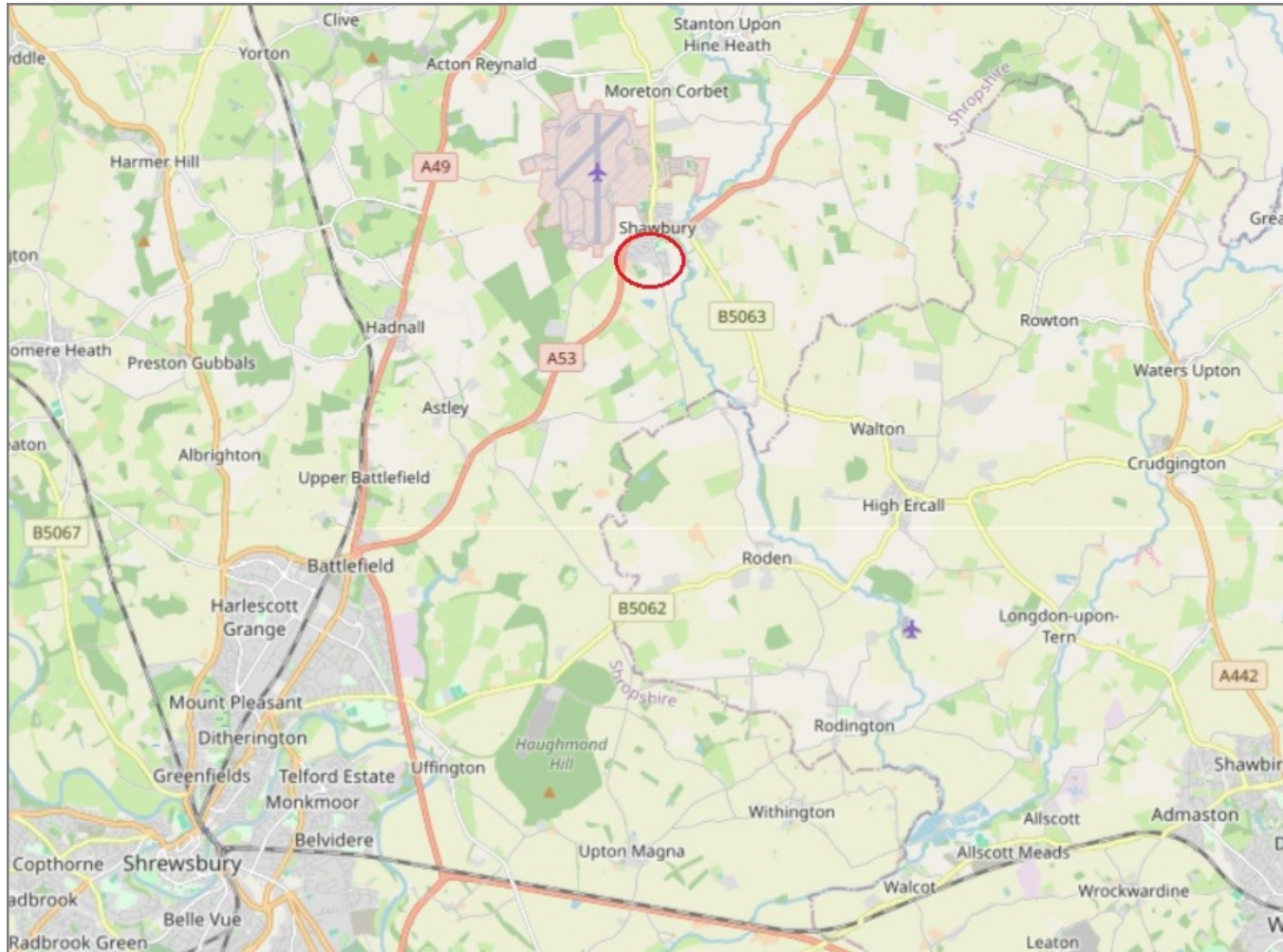
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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