



**19 Drapers Rise, Sweetlake Meadow, Shrewsbury, SY3 9FL**

4 bedroom detached house — £525,000 Freehold

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Coopergreenpooks.co.uk

£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**Occupying a lovely, quiet position within a popular modern development, while benefitting from a private south facing garden, this beautifully presented and well-designed detached family house offers spacious and practical accommodation, finished to a high standard throughout.**

### KEY FEATURES

- Good sized entrance hall with cloakroom and useful under stairs storage
- Living room with feature fireplace and bay window to front
- Fantastic open plan kitchen/dining/family room with large store/airing cupboard and glazed double doors to the rear garden
- Well-fitted kitchen, complete with integrated appliances, granite work surfaces and breakfast bar
- Separate utility connecting to both the integral garage and garden
- Staircase from entrance hall leading to a light landing area with additional storage
- Impressive master bedroom with dressing area, built in wardrobes and en-suite shower room
- The second bedroom also has built in wardrobes and an en-suite shower room
- Two further double bedrooms, both with views to the rear, and family bathroom which has a separate shower
- uPVC double glazed windows and gas fired central heating
- Private south facing rear garden, laid to lawn with paved and decked terraces, pergola, timber store and gated access to side
- Block paved driveway to front providing plenty of parking
- A superb location, just a short distance from a choice of primary and secondary schools, Radbrook's excellent range of amenities, and only two miles from the town centre

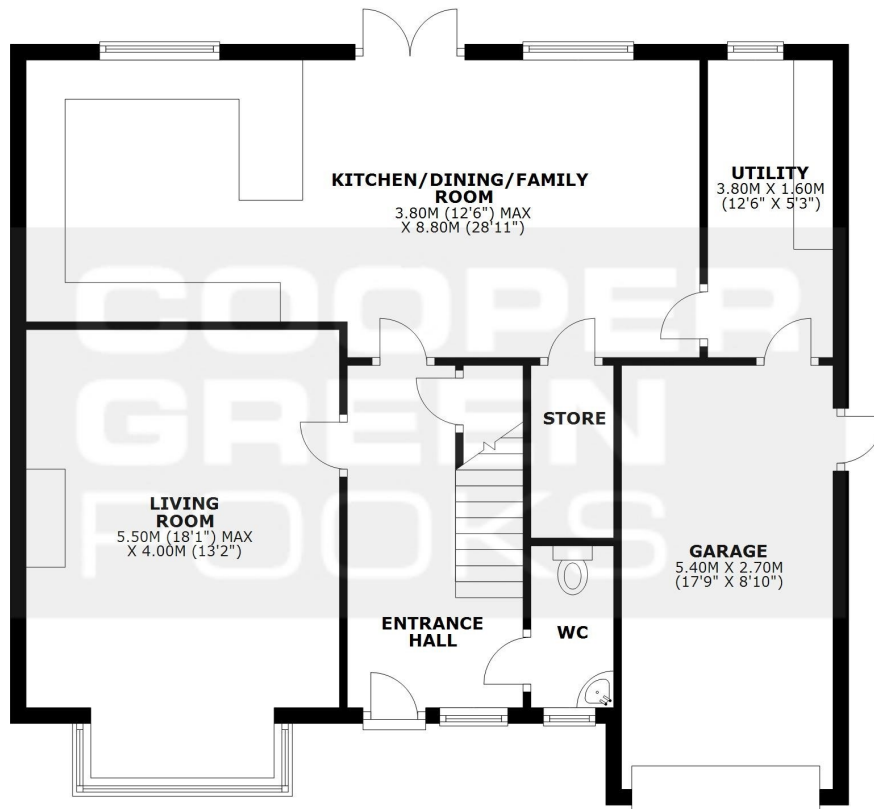
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



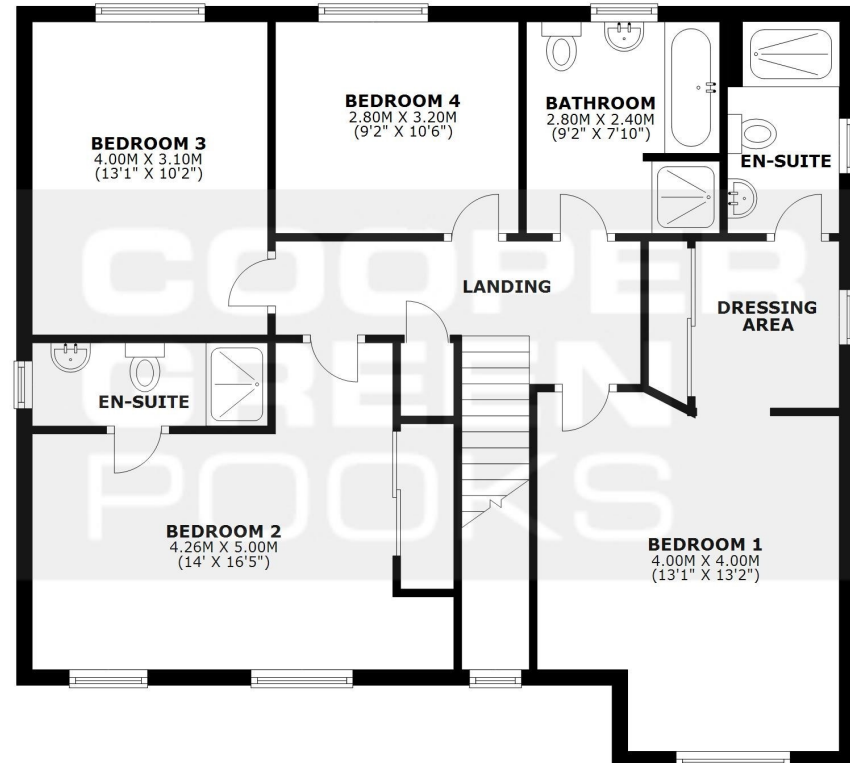
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**GROUND FLOOR**  
APPROX. 85.8 SQ. METRES (923.6 SQ. FEET)



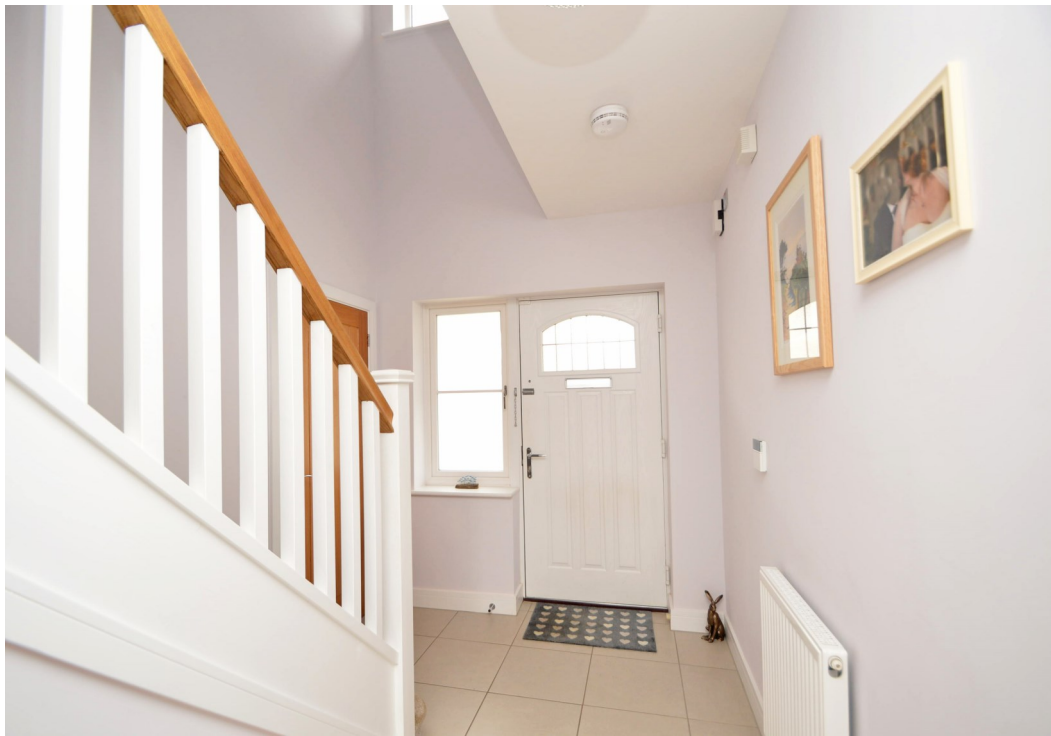
**FIRST FLOOR**  
APPROX. 87.5 SQ. METRES (942.3 SQ. FEET)



TOTAL AREA: APPROX. 173.4 SQ. METRES (1866.0 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.





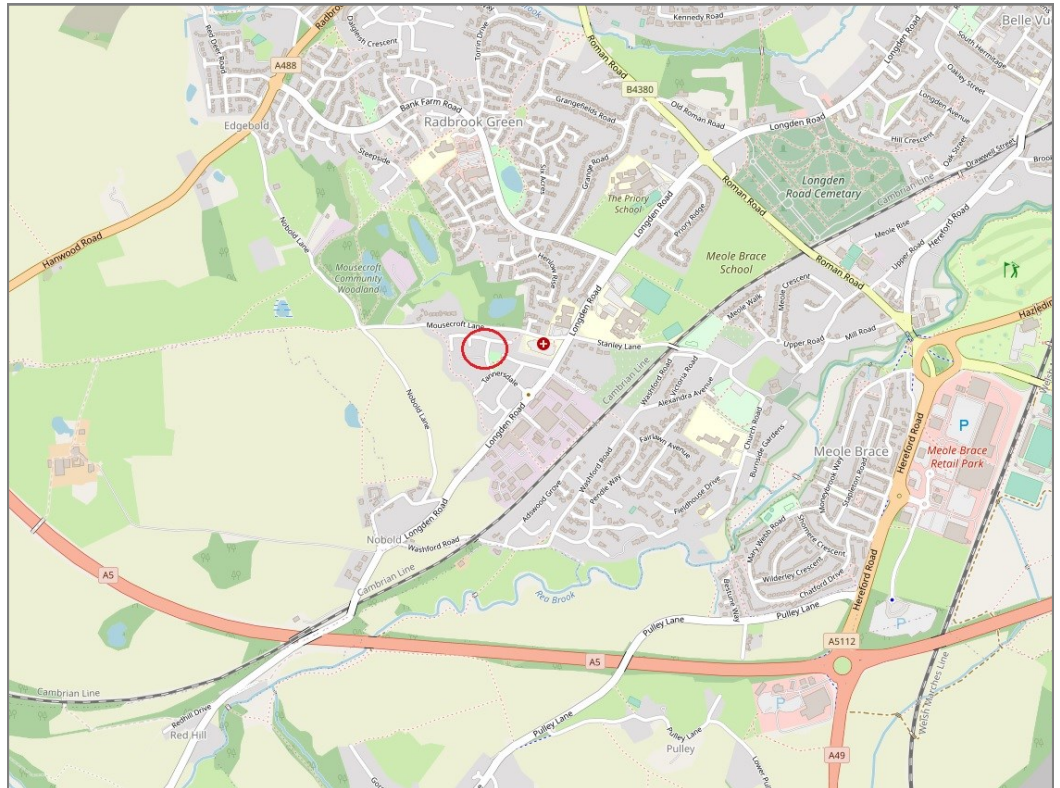




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BOUNDARIES NOT CONFIRMED

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

**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.

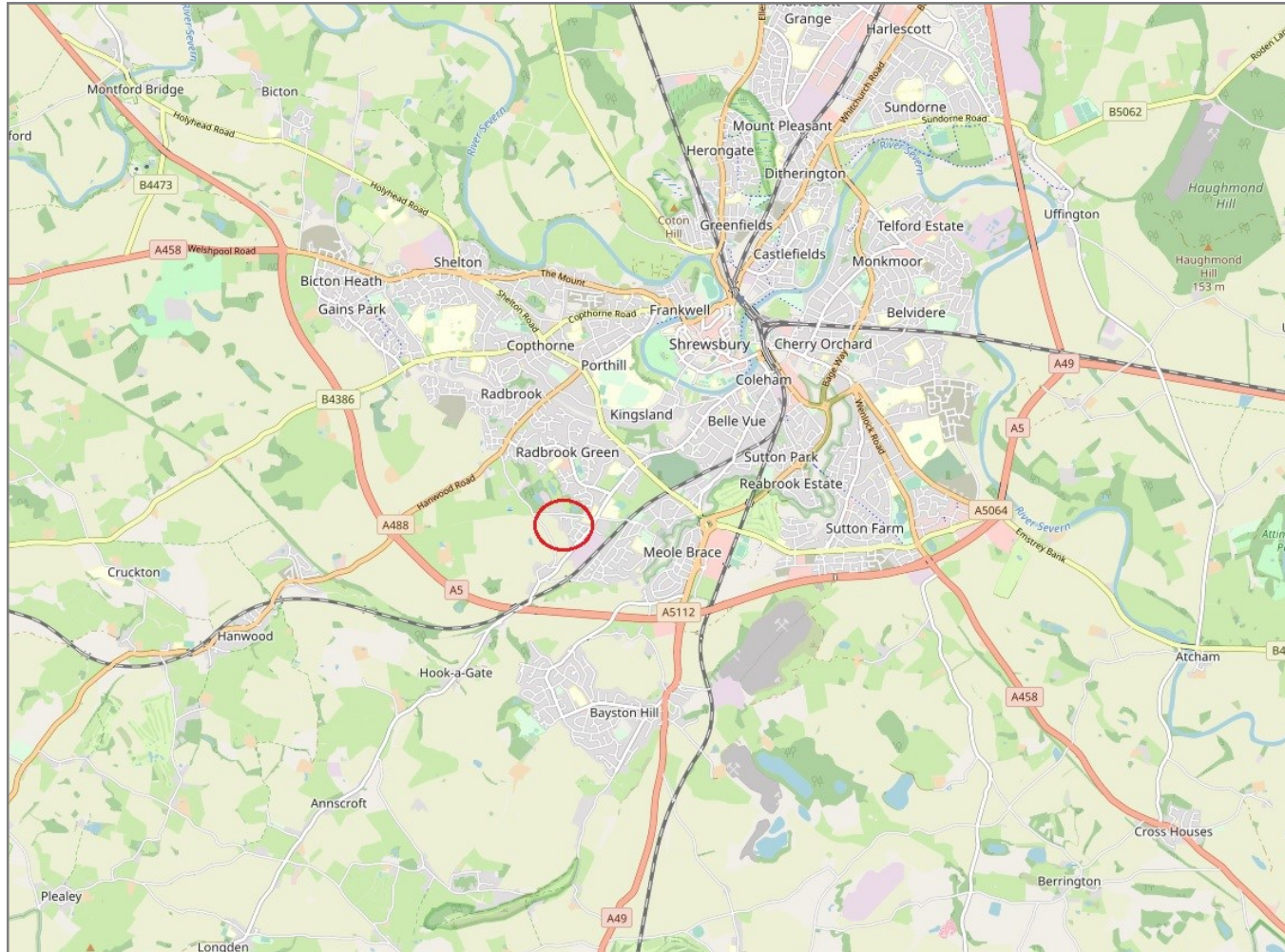


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