



7 Raby Crescent, Belle Vue, Shrewsbury, SY3 7JN

5 bedroom detached house — £580,000 Freehold

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Coopergreenpooks.co.uk

£580,000 Freehold—5 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position, tucked away within in a sought after residential area, this substantial detached house of character offers spacious and versatile accommodation, in need of general modernisation throughout, while benefitting from private gardens and driveway parking. The property is conveniently located, just a short walk from Coleham, with its excellent range of amenities and primary school, as well as being close to a choice of secondary schools and five minutes from the town centre.

KEY FEATURES

- Impressive entrance hall with useful under stairs storage, original front door, stained glass windows and staircase to landing
- Living room with feature bay window to front and glazed door to the conservatory
- Family room with parquet flooring, also having a bay window to front, opening to the kitchen/breakfast room which has a range of fitted units, windows to two elevations and walk-in pantry
- Rear hallway connecting to both the cloakroom/utility and garden, with an additional turning staircase to the 1st floor landing
- There is also a versatile ground floor study, which could be used as a play room, home office or hobbies room
- On the first floor are five bedrooms, two of which are good sized doubles with bay windows to front, as well as two bathrooms
- The property has previously been divided into two, allowing for self contained accommodation to one side, and could easily be utilised again if required
- Private rear garden, partially laid to lawn with paved terraces, well-stocked borders and gated access to side, as well as access down a set of steps onto Longden Road creating a more direct route to the Quarry Park and town centre
- To the front of the property is a driveway providing parking and further landscaped gardens with mature hedging
- A superb elevated position in a very popular location, a few minutes' walk from the outstanding Coleham primary school, as well as some fantastic amenities and the

Cooper Green Pooks
3 Barker Street
Shrewsbury
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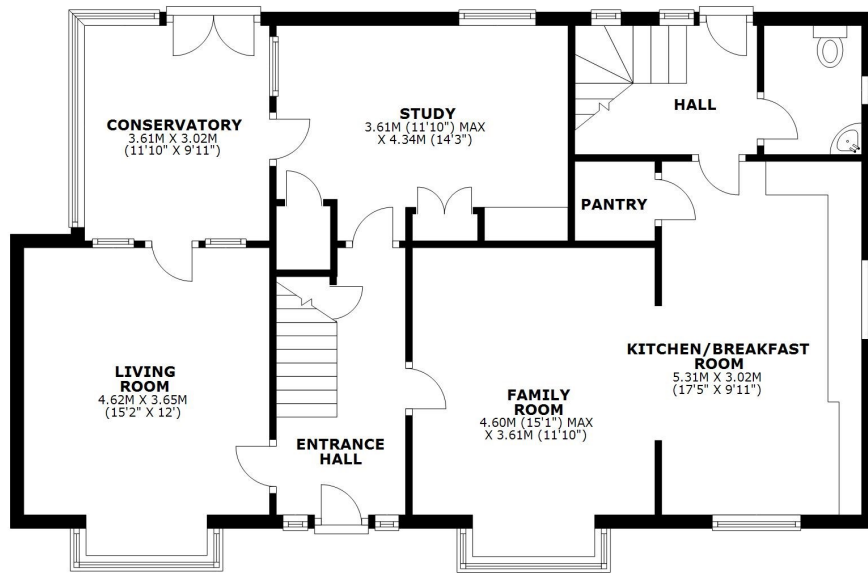
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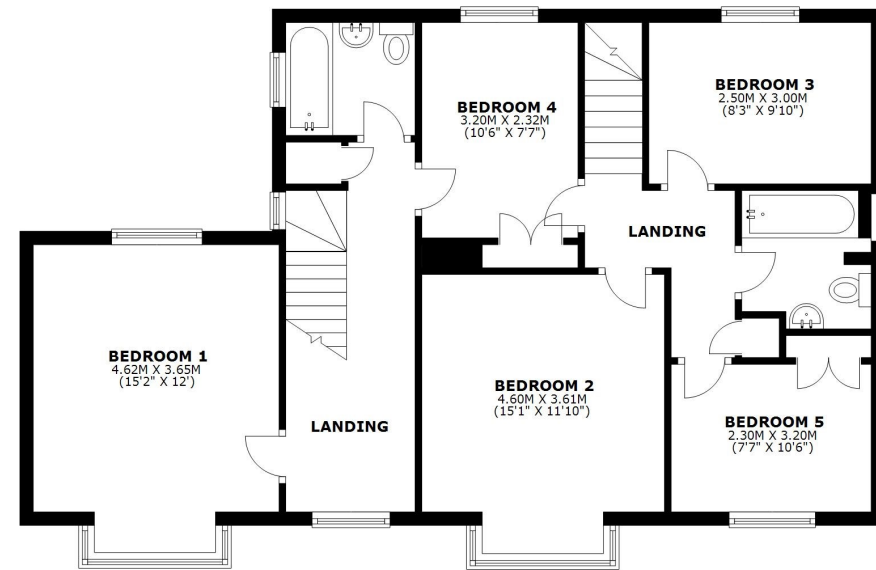
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GROUND FLOOR
APPROX. 88.7 SQ. METRES (954.5 SQ. FEET)



FIRST FLOOR
APPROX. 78.5 SQ. METRES (844.5 SQ. FEET)



TOTAL AREA: APPROX. 167.1 SQ. METRES (1799.0 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.







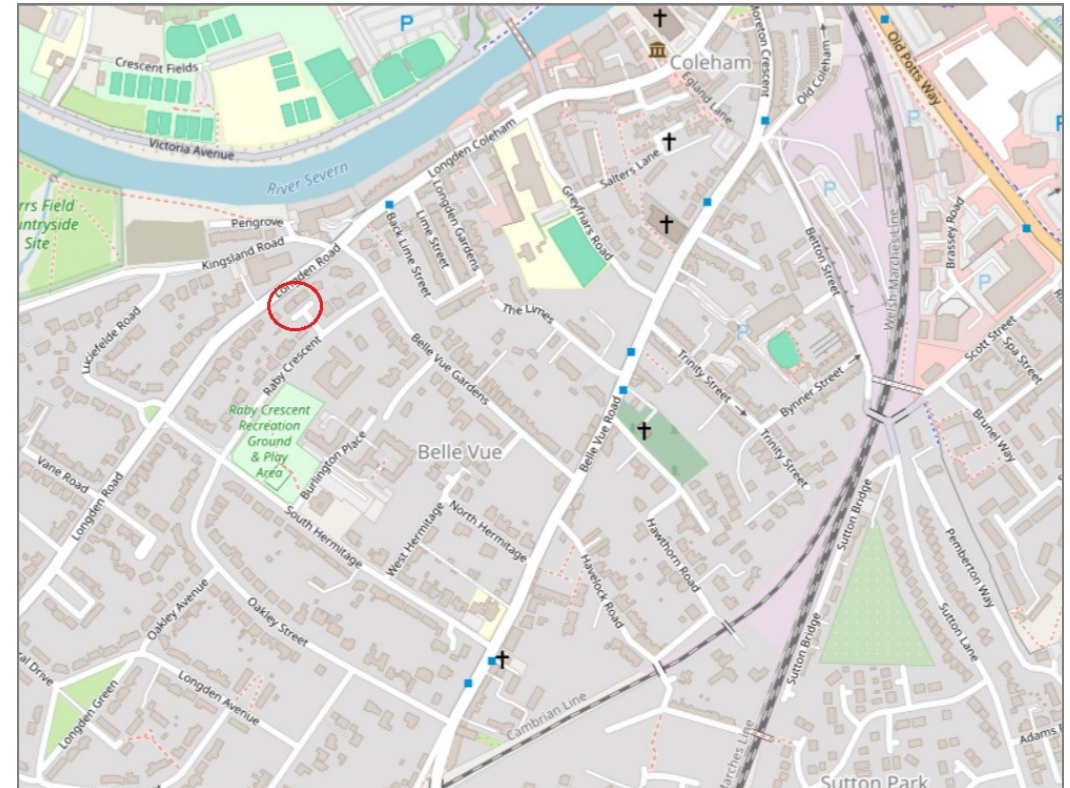




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BOUNDARIES NOT CONFIRMED

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

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



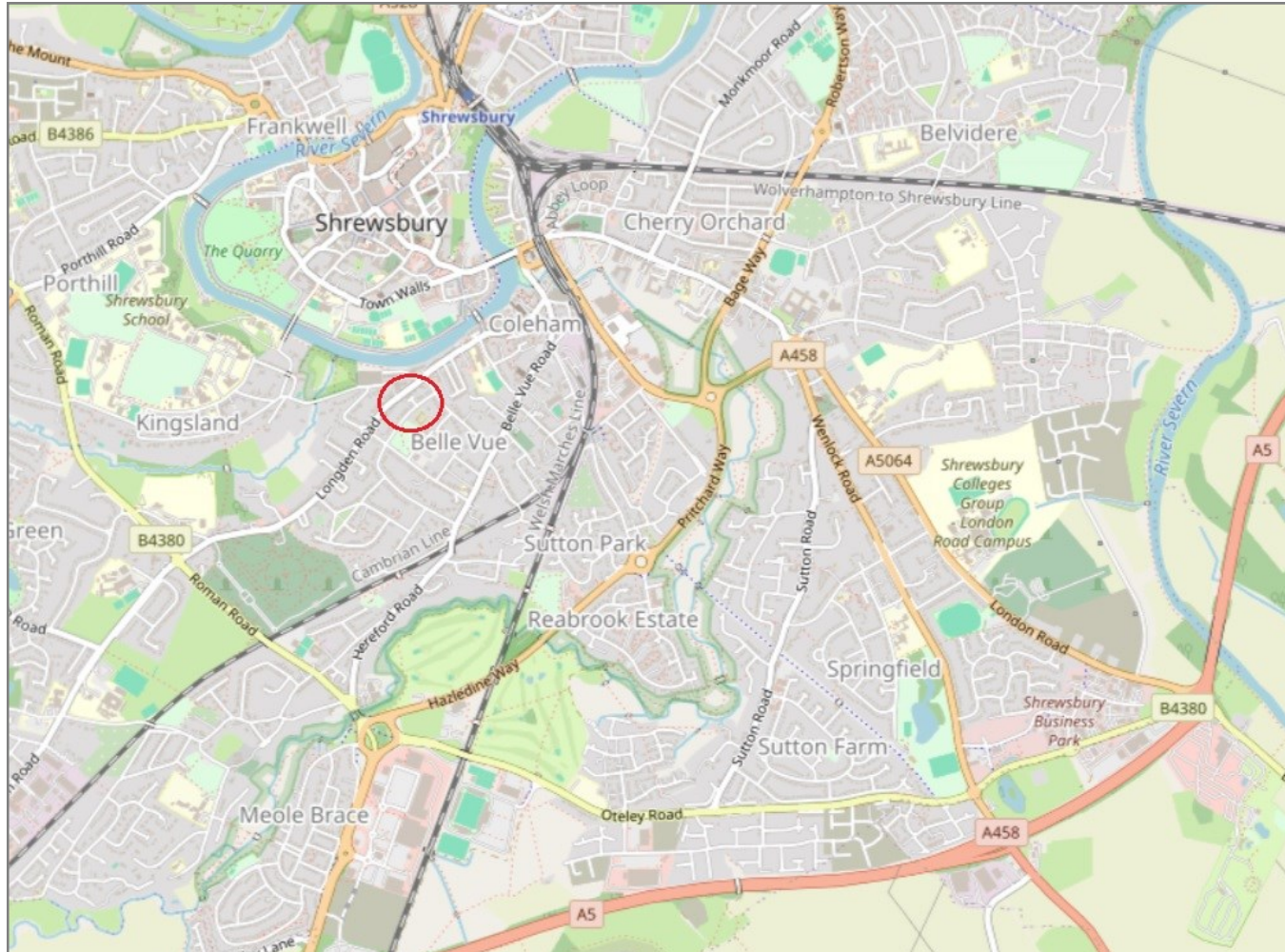
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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