



**8 Saltney Close, Shrewsbury SY2 6SQ**

4 bedroom detached house — £425,000 Freehold



# 8 Saltney Close, Shrewsbury SY2 6SQ

Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

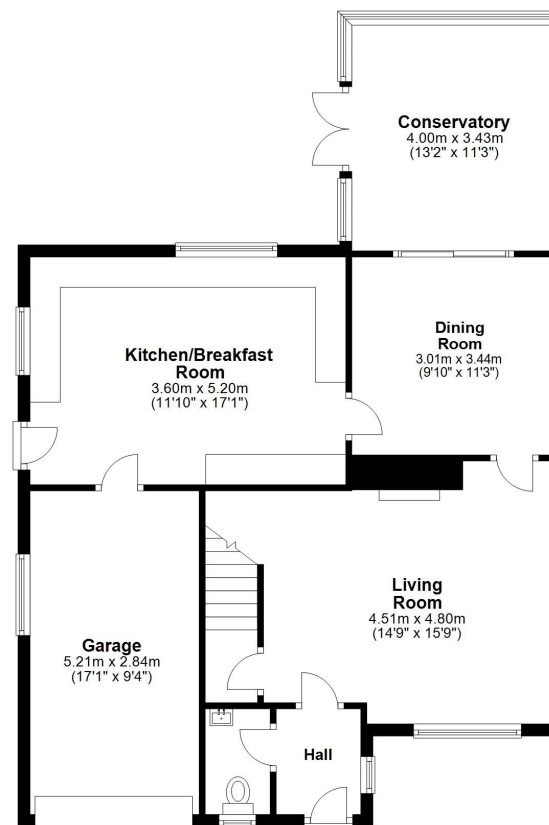
Occupying a lovely position at the end of a quiet cul-de-sac, this well-presented detached house offers extended and improved accommodation, while benefitting from a landscaped south facing garden, driveway and garage.

## KEY FEATURES

- Entrance hall with cloakroom, opening to a good-sized living room with feature fireplace and large window to front
- Open plan kitchen/breakfast room with a range of well-fitted units and high quality integrated appliances
- Separate dining room with double doors to the conservatory, which opens onto the rear garden
- Large master bedroom with modern built-in wardrobes and en-suite shower room
- Three further double bedrooms, two of which also have built in storage, and a separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating with Hive wireless thermostat
- Attractively landscaped south facing garden, laid to lawn with paved and decked terraces, planted borders and gated access to side
- Integral single garage and private driveway providing plenty of parking
- A fantastic location, tucked away at the end of a quiet cul-de-sac, and conveniently located for access to the bypass, retail and business parks, various schools, Shrewsbury College, Mereside park and the town centre
- This property has been well-maintained and improved over the years, while providing potential for further modernisation to suit a new buyer
- Sold with no upward chain

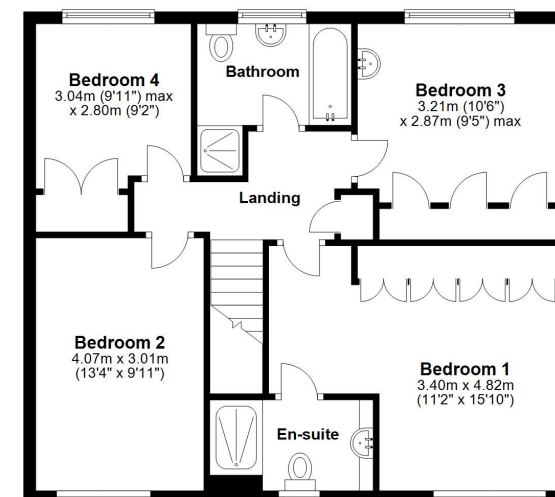
### Ground Floor

Approx. 63.6 sq. metres (684.0 sq. feet)



### First Floor

Approx. 76.2 sq. metres (820.2 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 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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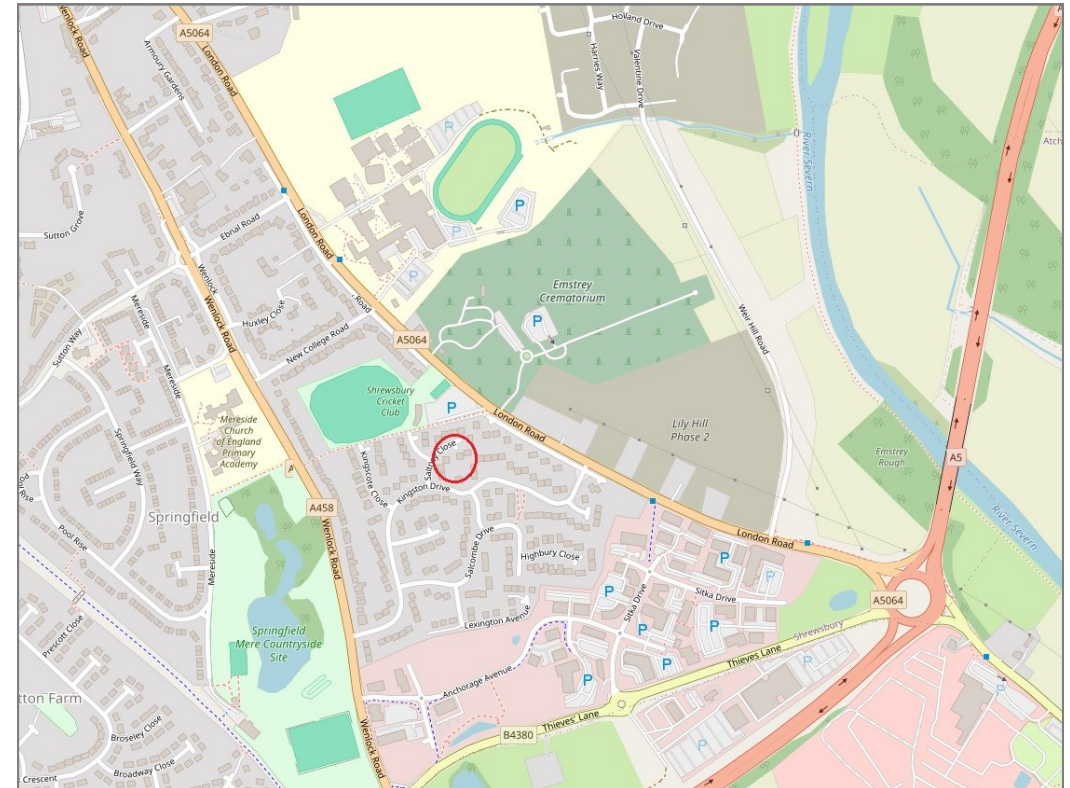
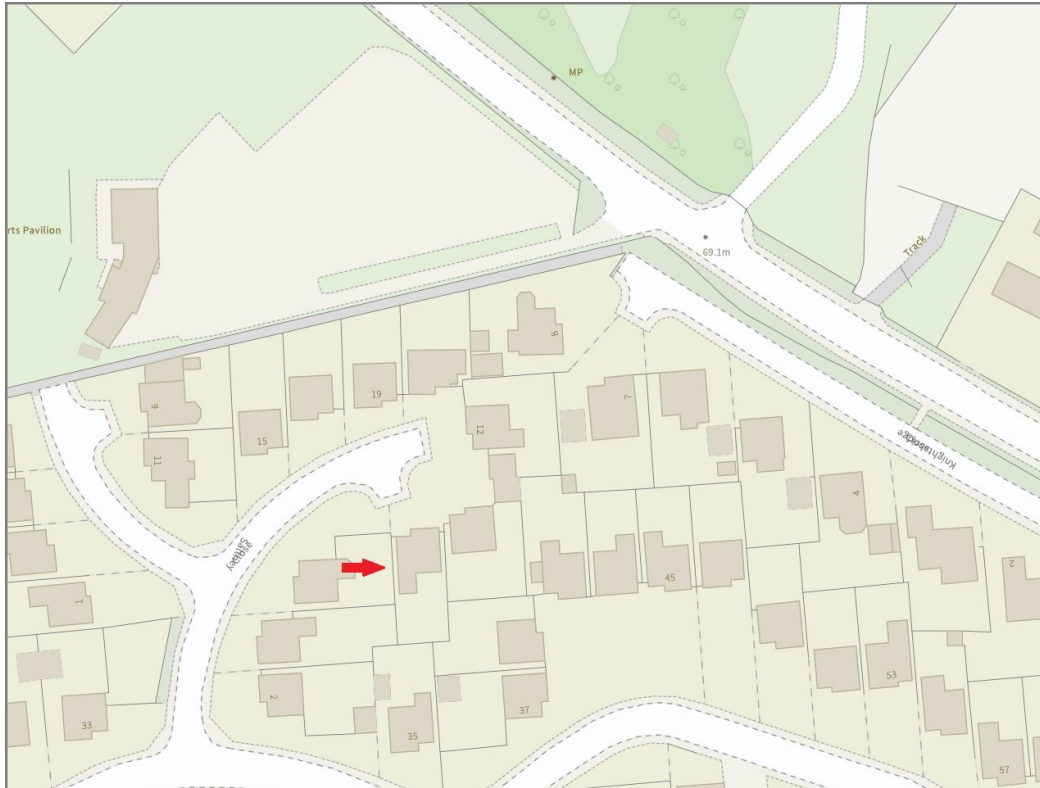
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>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.

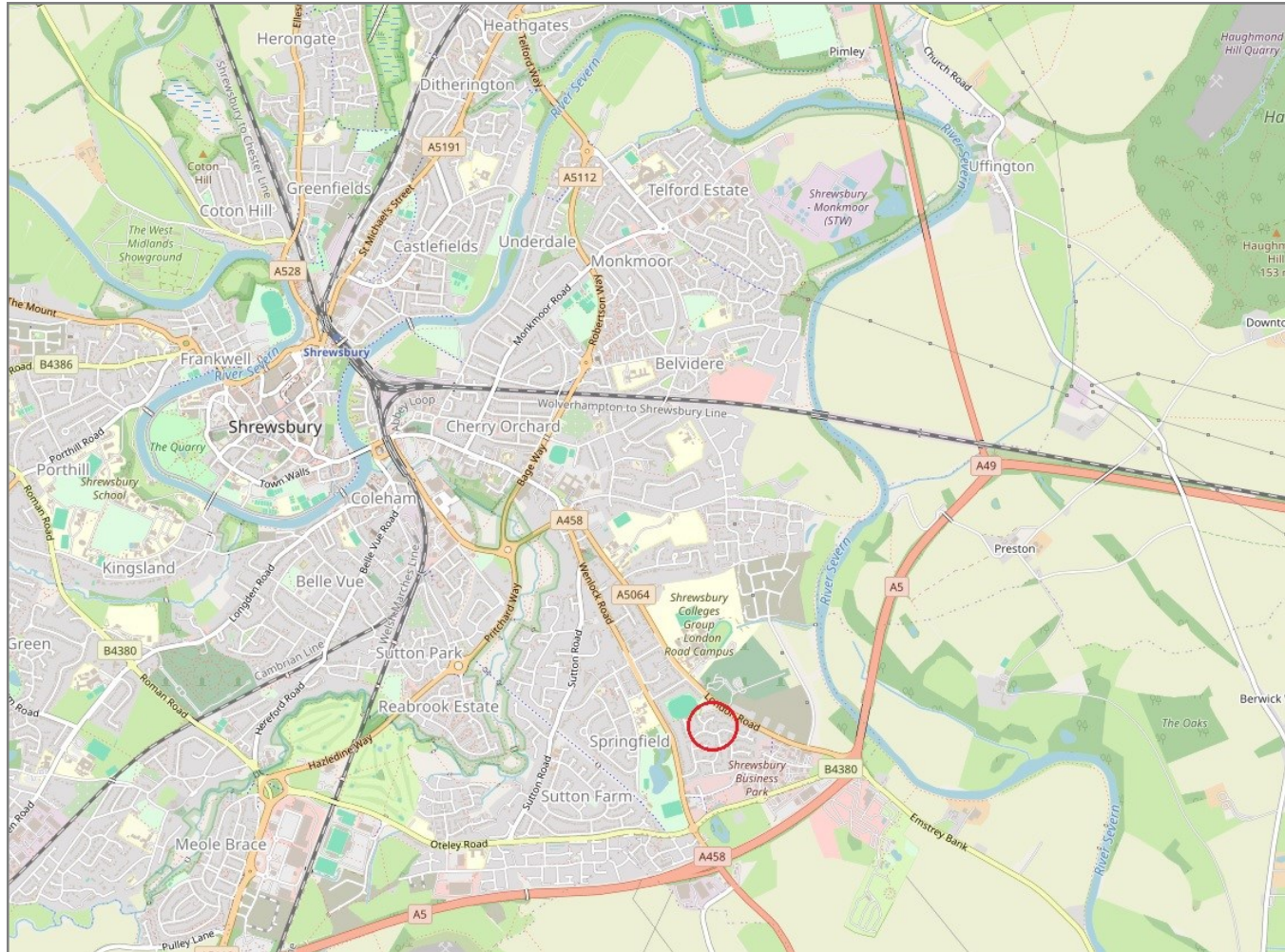


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