



The Gables, 3 Sutton Road, Shrewsbury SY2 6DE
5 bedroom detached house — Offers in the region of £575,000 Freehold

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Coopergreenpooks.co.uk

Offers in the region of £575,000 Freehold—5 bedroom detached house

sales@cgpooks.co.uk

Located within a lovely secluded setting, this very attractive detached Edwardian property provides good accommodation with some very nice original features, whilst being conveniently situated a short distance from the town centre.

KEY FEATURES

- Entrance porch to hall with beautiful original decorative tiled flooring and cloakroom.
- Impressive separate living and dining rooms, both with views over gardens.
- Breakfast room with quarry tile flooring and access to utility room, as well as kitchen with rear porch and a large walk-in pantry/store.
- Feature staircase from hall to first floor landing with stained glass windows, where there are 4 bedrooms (3 doubles) and a large bathroom.
- From the landing there is a door to an enclosed staircase which leads to a large second floor 5th bedroom with views to front and rear.
- Gas central heating and partial double-glazed windows.
- Double gated access to an extensive driveway providing parking for several cars and access to a detached garage.
- There is a lovely private and mature walled garden to the front of the property, which is lawned with established trees, including a productive fig tree and boarders.
- To the rear of the property there is a private walled courtyard and brick-built store.
- Really good situation a short walk from some excellent amenities, including Prestfelde School, good local pubs, supermarket and delicatessen. The property is also just a few minutes' walk from the Reabrook nature reserve and about a 10-minute walk from the town centre.
- No onward chain.



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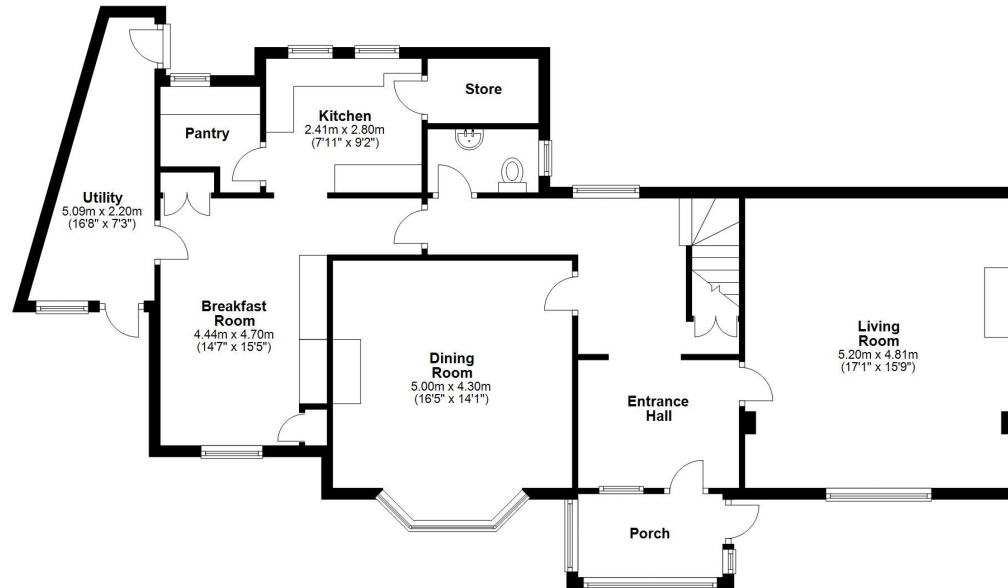
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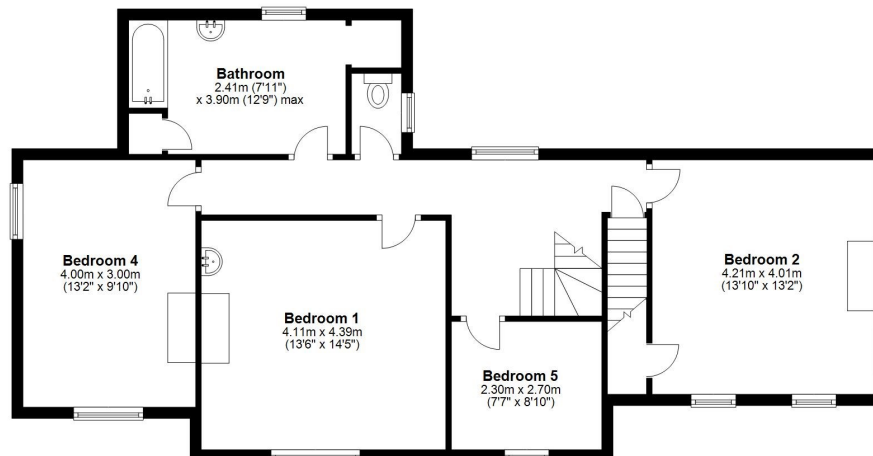
Ground Floor

Approx. 106.1 sq. metres (1142.1 sq. feet)



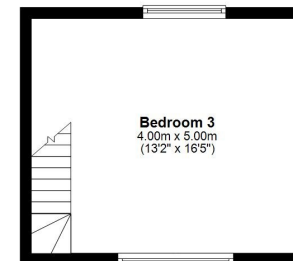
First Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 210.8 sq. metres (2269.3 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.











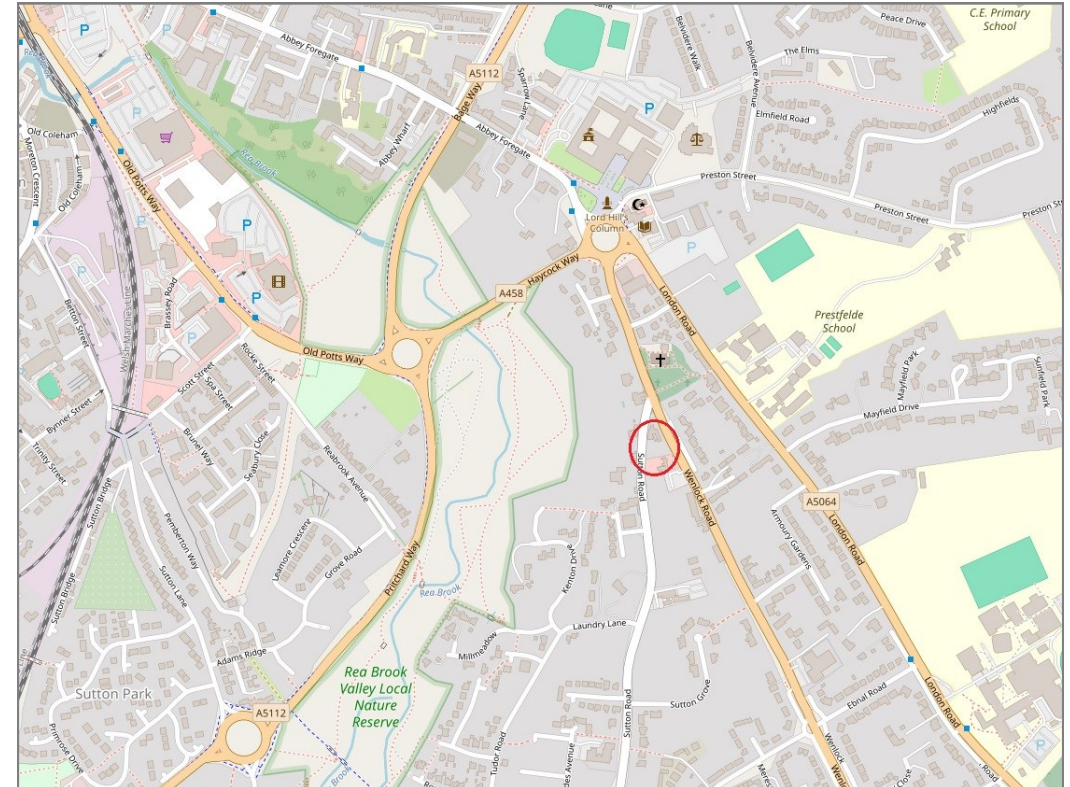
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

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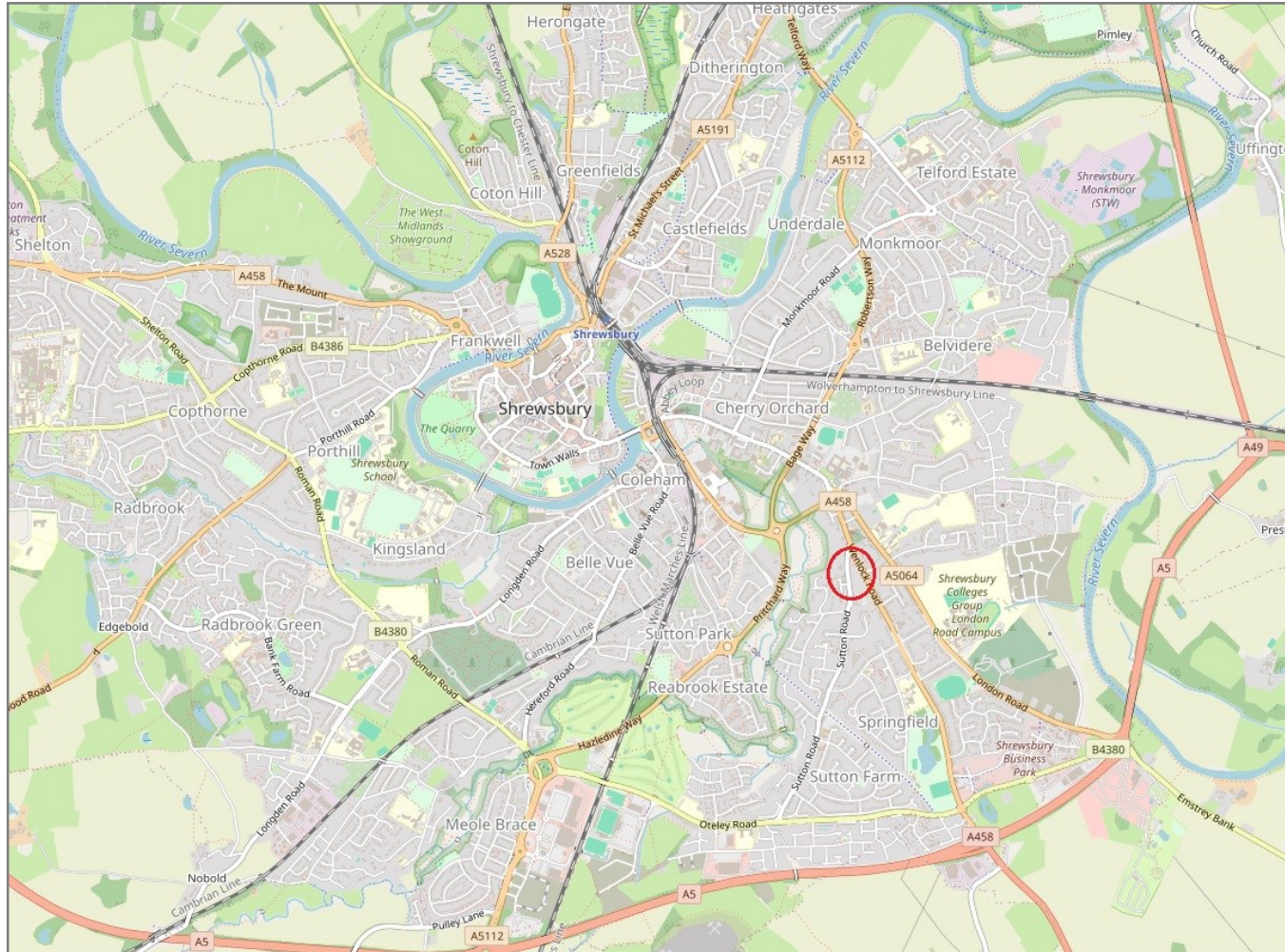
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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