



**3 Sutton Grove, Shrewsbury, SY2 6DN**

3 bedroom semi-detached house — £350,000 Freehold

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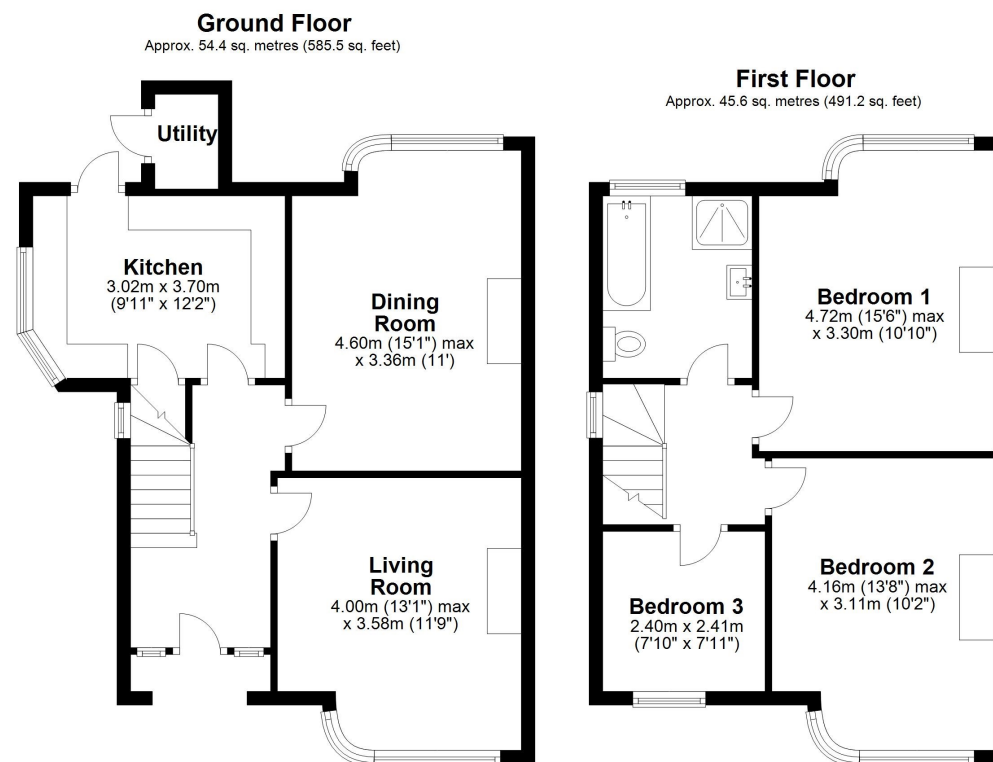
sales@cgpooks.co.uk

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This very attractive semi-detached house is located in a fantastic position with large private garden, whilst being in a quiet cul-de-sac setting within a popular area of the town.

### KEY FEATURES

- Light and well-proportioned accommodation presented to a good standard throughout.
- Entrance vestibule to hall with original stained-glass windows.
- Separate good-sized living and dining rooms providing views to front and rear. There is also a living flame gas fire with surround in dining room and fireplace with slate hearth in the living room.
- Bespoke range of fitted units to kitchen with integrated appliances, as well as walk-in pantry/store, feature window to side and part glazed door to rear. External utility/laundry with space and plumbing connections for washing machine/tumble dryer.
- Staircase from hall to landing, where there are 3 bedrooms and a bathroom with separate shower.
- Original art deco windows (partially double glazed) and gas fired thermostatically controlled central heating
- Extensive gravelled driveway to the front and side of the property, providing plenty of parking, there is also space for a garage if required subject to planning permission.
- Large private rear garden which is mainly lawned with mature trees and paved sun terraces. Further lawned garden to front with a variety of mature plants.
- Due to the size of the plot, there is a lot of potential to extend the accommodation further.
- Lovely outlook in a sought after and established residential area, within walking distance of many great amenities within the local neighbourhood, such as good pubs/restaurants, supermarkets, butchers/deli, primary and secondary schools. The Rea Brook Valley nature reserve, golf course and health club are also just a short distance away
- Vacant with no onward chain.



Total area: approx. 100.0 sq. metres (1076.7 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.



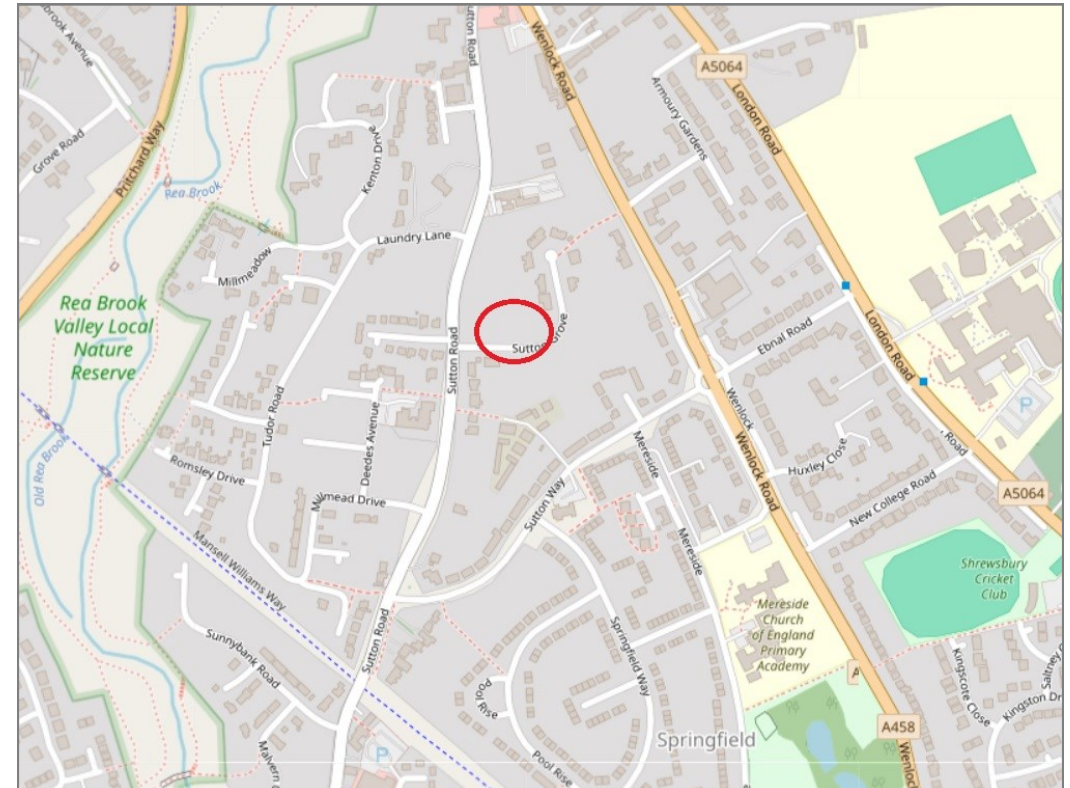
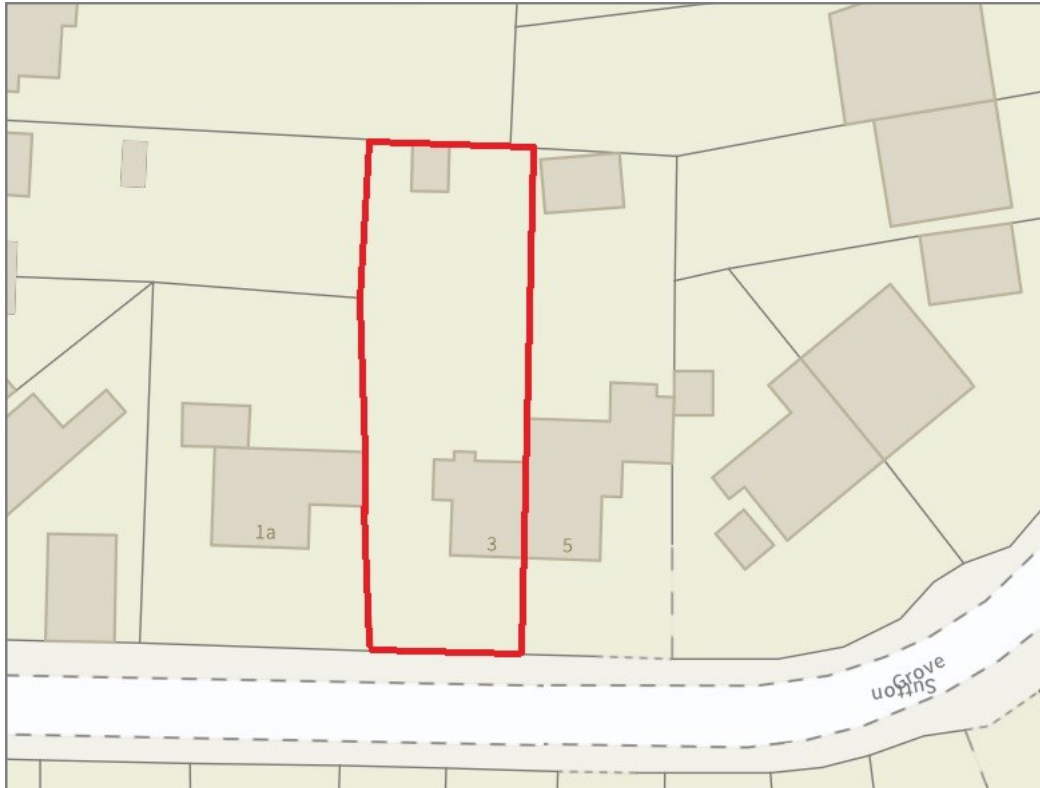




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**BOUNDARIES NOT CONFIRMED**

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

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



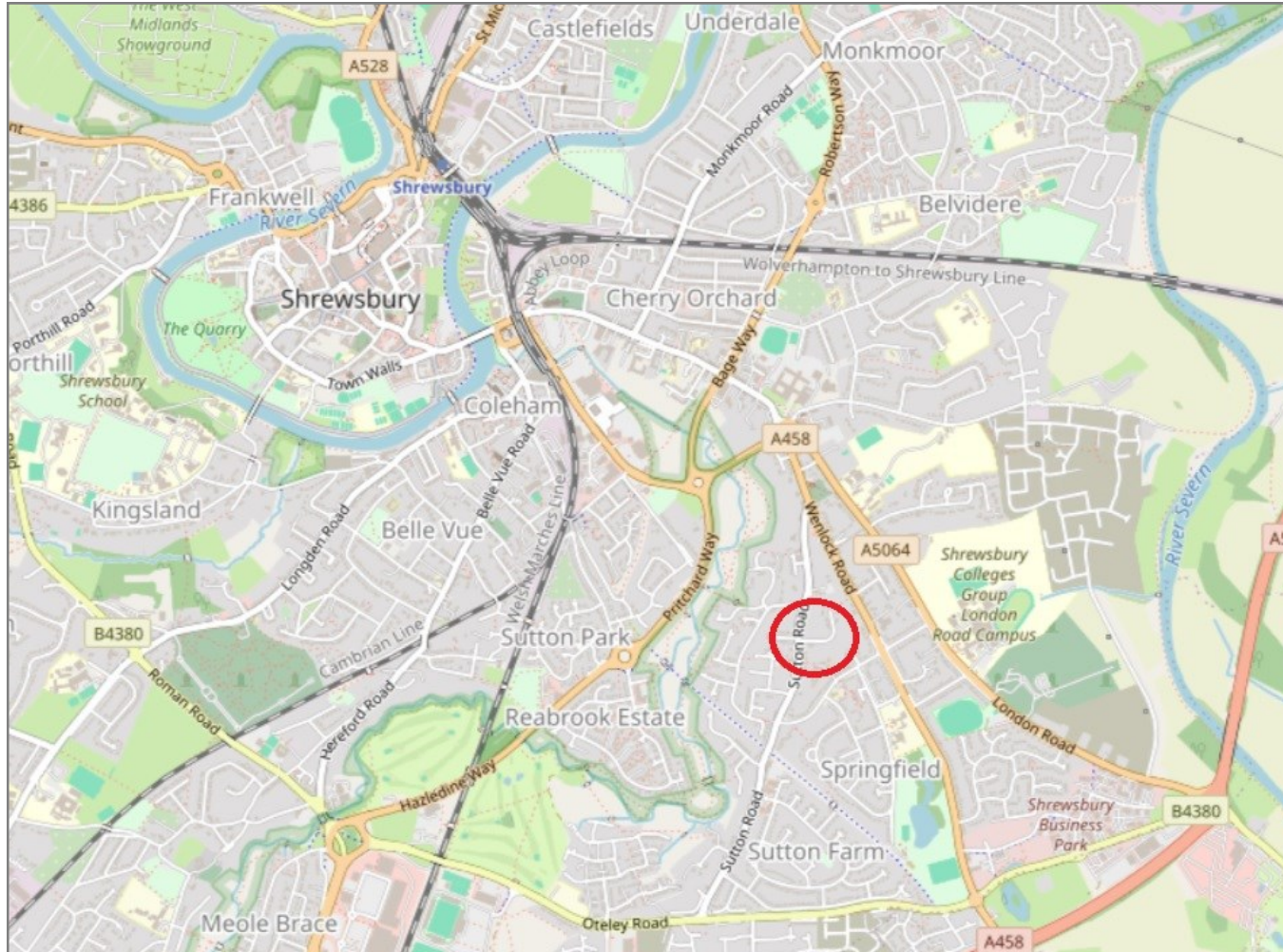
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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