



**1 Alexandra Avenue, Meole Village, Shrewsbury, SY3 9HT**

3 bedroom detached dormer bungalow—£425,000 Freehold

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Coopergreenpooks.co.uk

£425,000 Freehold—3 bedroom detached dormer bungalow

sales@cgpooks.co.uk

Occupying a lovely position within a sought-after residential area, this versatile detached house offers thoughtfully designed and practical accommodation, while benefitting from a private south facing garden, driveway and garage.

## KEY FEATURES

- Entrance porch opening to a good-sized hallway with useful storage and staircase to a light and spacious landing
- Fantastic open plan kitchen/family room with feature fireplace, wood boarded flooring and bay window to front
- A range of well-fitted units to the kitchen, which has views to the rear
- Separate utility with access to both the garage and garden
- There is also a family bathroom and two additional versatile rooms on the ground floor, both are currently used as bedrooms but would also make great reception rooms. The rear bedroom has glazed doors onto the garden, and the front bedroom has a feature bay window
- On the first floor are a further two double bedrooms, useful eves storage and additional shower room
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped south facing garden, paved for easy maintenance, with planted borders, covered terrace and brick-built store. There is also gated access to the adjoining playing fields to the rear
- To the front of the property is a single garage and driveway parking
- A fantastic location, just a short distance from excellent primary and secondary schools, local shop, Meole Brace retail park, road links via the bypass and less than three miles from the town centre
- Agents note: photos used were taken prior to the current tenancy

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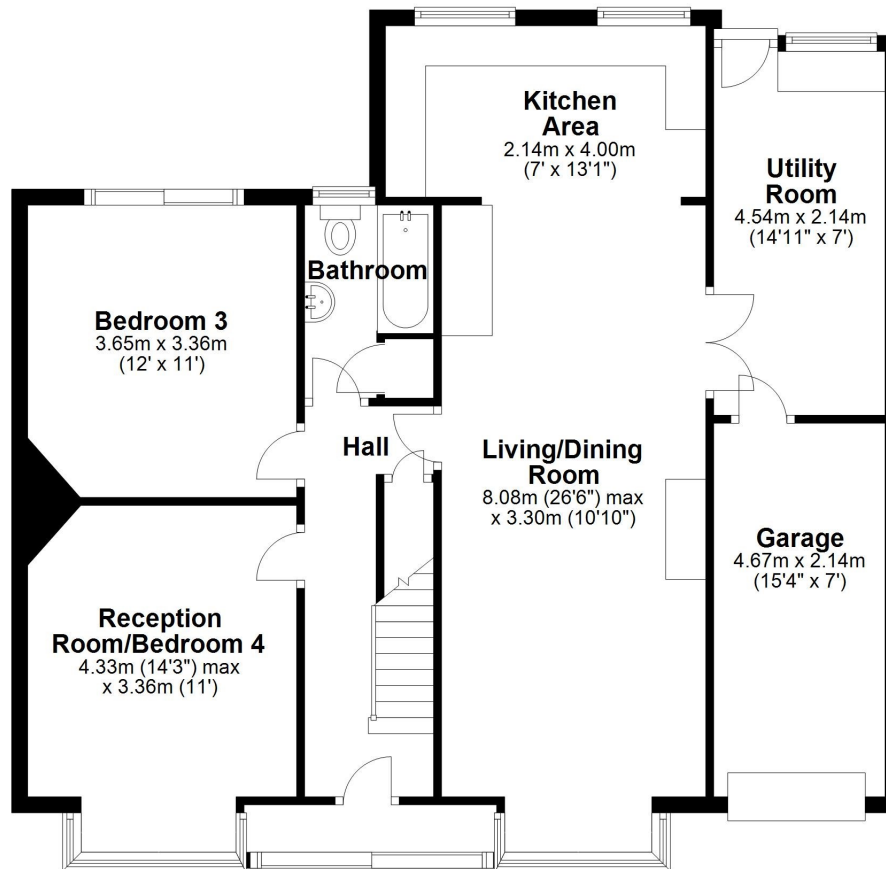
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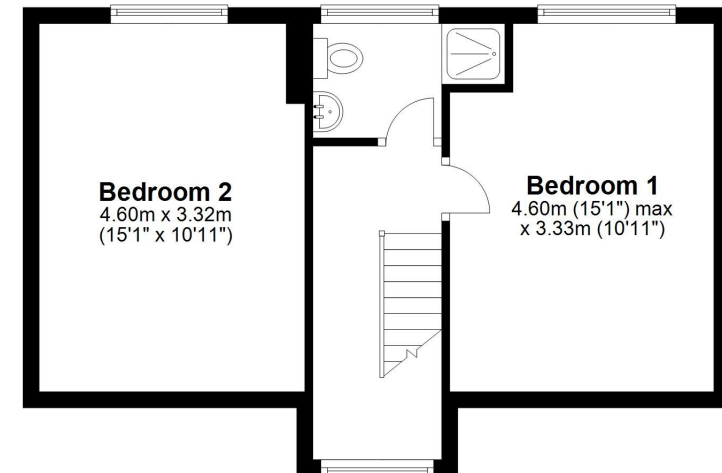
## Ground Floor

Approx. 97.3 sq. metres (1046.8 sq. feet)



## First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 137.4 sq. metres (1478.9 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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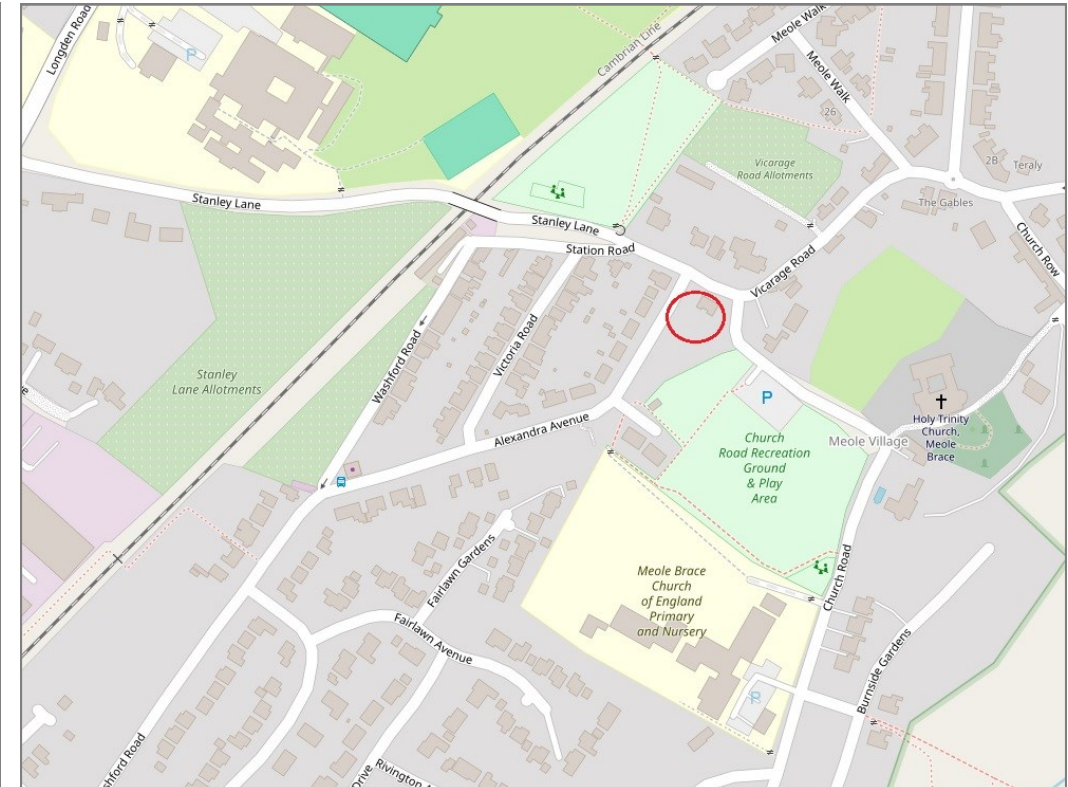
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</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

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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.

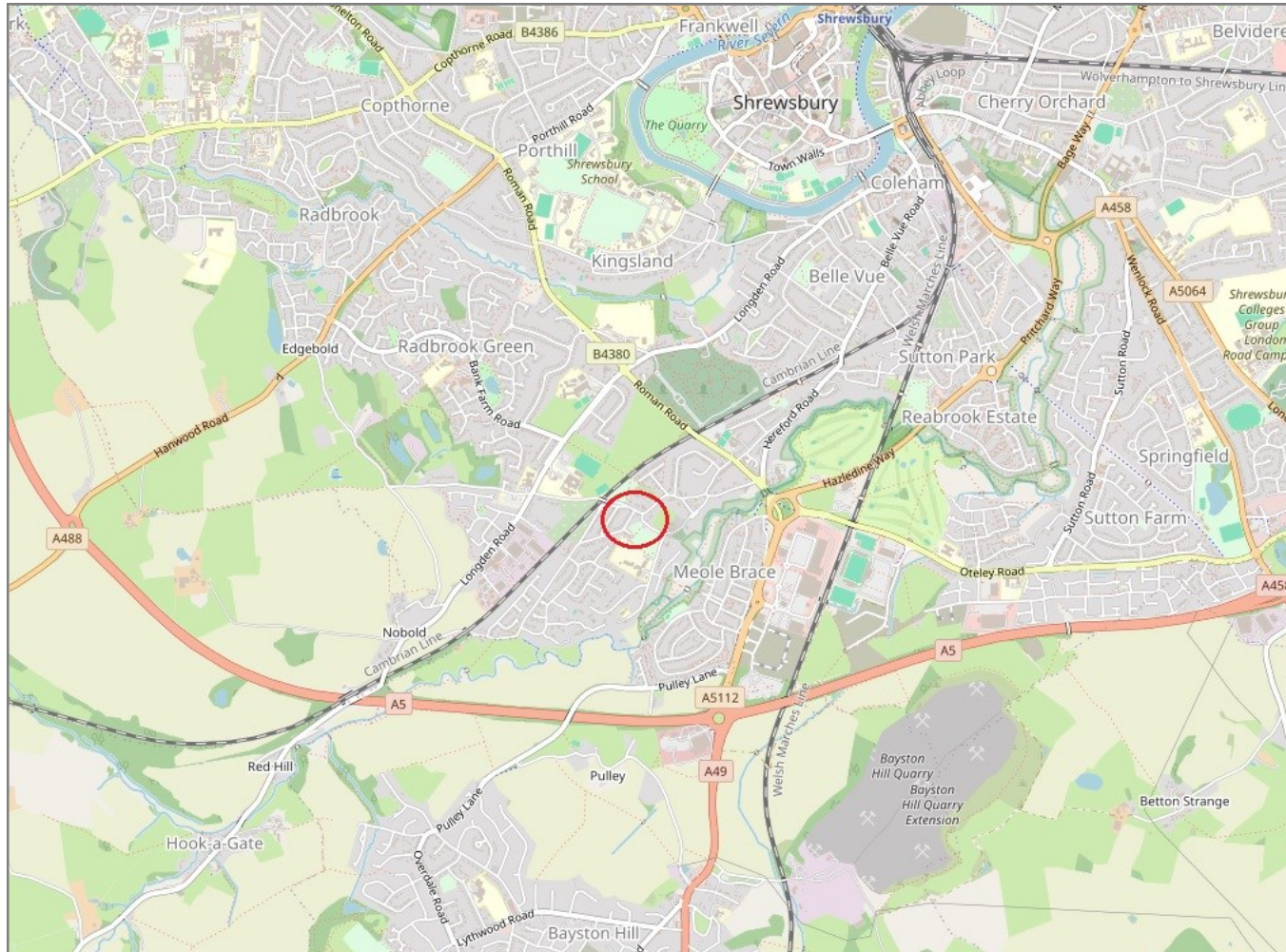


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