



**38 Primrose Drive, Sutton Park, Shrewsbury, SY3 7TP**

1 bedroom end terrace house — £185,000 Freehold



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Coopergreenpooks.co.uk

£185,000 Freehold — 1 bedroom end terrace house

sales@cgpooks.co.uk

This immaculately presented property is well situated in a quiet cul-de-sac with driveway, garage and private garden, whilst being in a very popular area, within walking distance of the Rea Brook nature reserve and town centre.

### KEY FEATURES

- Entrance hall to living room with window overlooking garden and built in store.
- Separate fitted kitchen with views to front.
- Staircase from living room to the first-floor landing where there is further built in storage, a large double bedroom with built in wardrobe and a bathroom.
- uPVC double glazed windows and gas fired central heating.
- Driveway providing parking and access to a single brick-built garage with door to rear.
- Lawned gardens to both the front and rear.
- A short walk from the beautiful Rea Brook nature reserve and also the local shopping parade which includes takeaway and supermarket.
- The town centre is also within walking distance via the bustling area of Longden Coleham.
- Vacant with no onward chain.

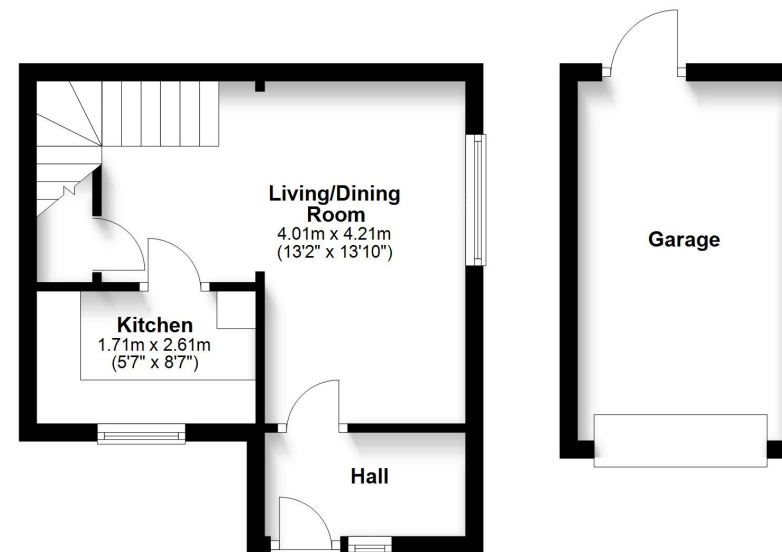
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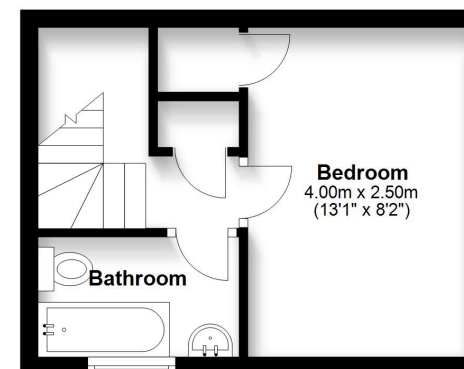
### Ground Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



### First Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.2 sq. feet)









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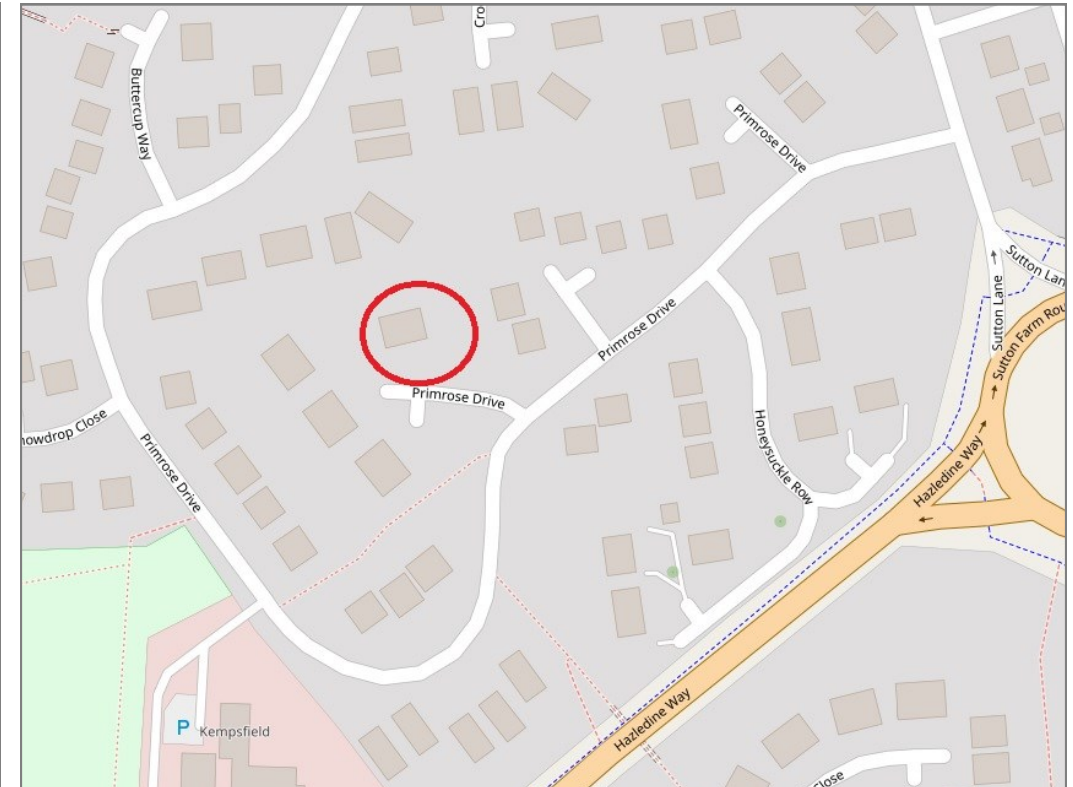
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**BOUNDARIES NOT CONFIRMED**

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

 **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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