



**11 Reynaulds Close, Belvidere, Shrewsbury, SY2 5YT**

3 bedroom detached house — £375,000 Freehold



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

A spacious and well-maintained detached family house, located in a fantastic position at the end of a quiet cul-de-sac within a popular area of town. The property also benefits from a superb rear garden, from which there are lovely views across the adjoining open countryside towards Haughmond Hill.

## KEY FEATURES

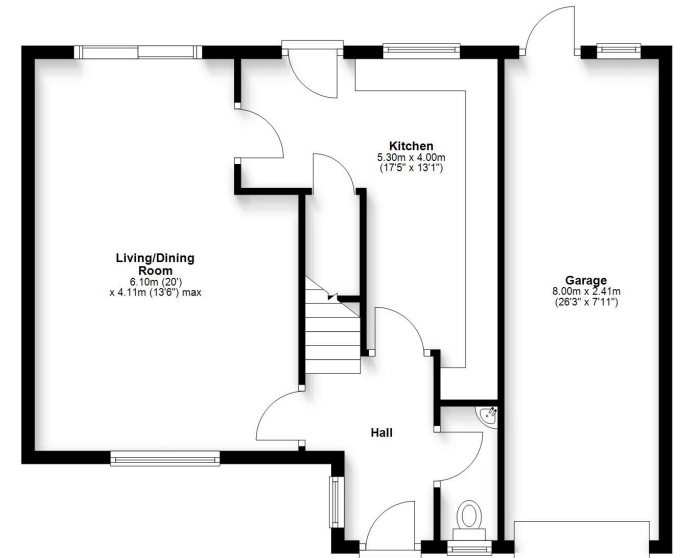
- Entrance hall with cloakroom.
- Large open plan living/dining room, with open fireplace, window to front and glazed patio doors to rear sun terrace.
- Kitchen/breakfast room with a range of fitted units, window and part glazed door to rear.
- From the hall there is a staircase to the first-floor landing, where there are 3 double bedrooms (all with built in wardrobes) and a family bathroom with separate shower.
- Double glazed windows and gas fired central heating, along with a recently installed combi boiler.
- Block paved driveway providing parking and access to a large garage, which has door and window to rear garden.
- The good sized and private rear garden is a particularly nice feature of this property and is mainly lawned with established borders and paved sun terrace.
- Wonderful setting, directly adjoining open fields with views towards Haughmond Hill in the distance.
- A short walk from local schools, including St Giles Primary School, Belvidere secondary, as well as rural walks and a good selection of amenities, such as a supermarket, butchers/delicatessen, excellent pubs/restaurants.
- No onward chain.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

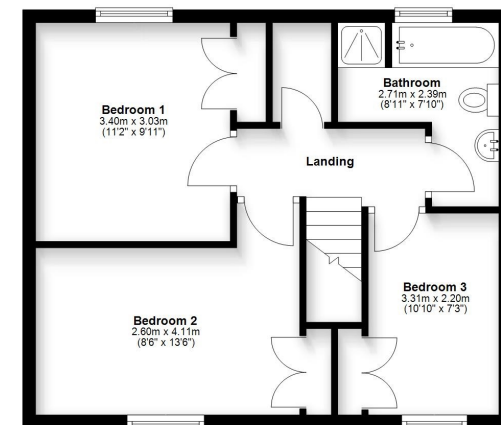
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**Ground Floor**  
Approx. 66.1 sq. metres (711.0 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 109.9 sq. metres (1183.2 sq. feet)













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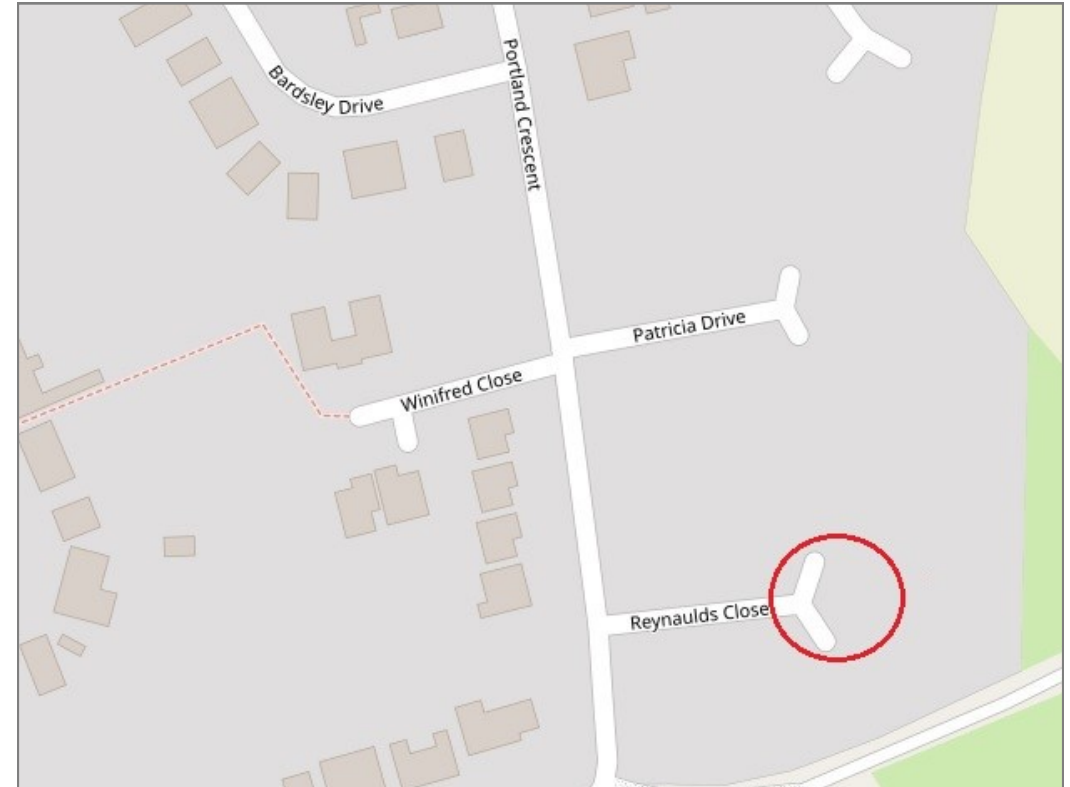
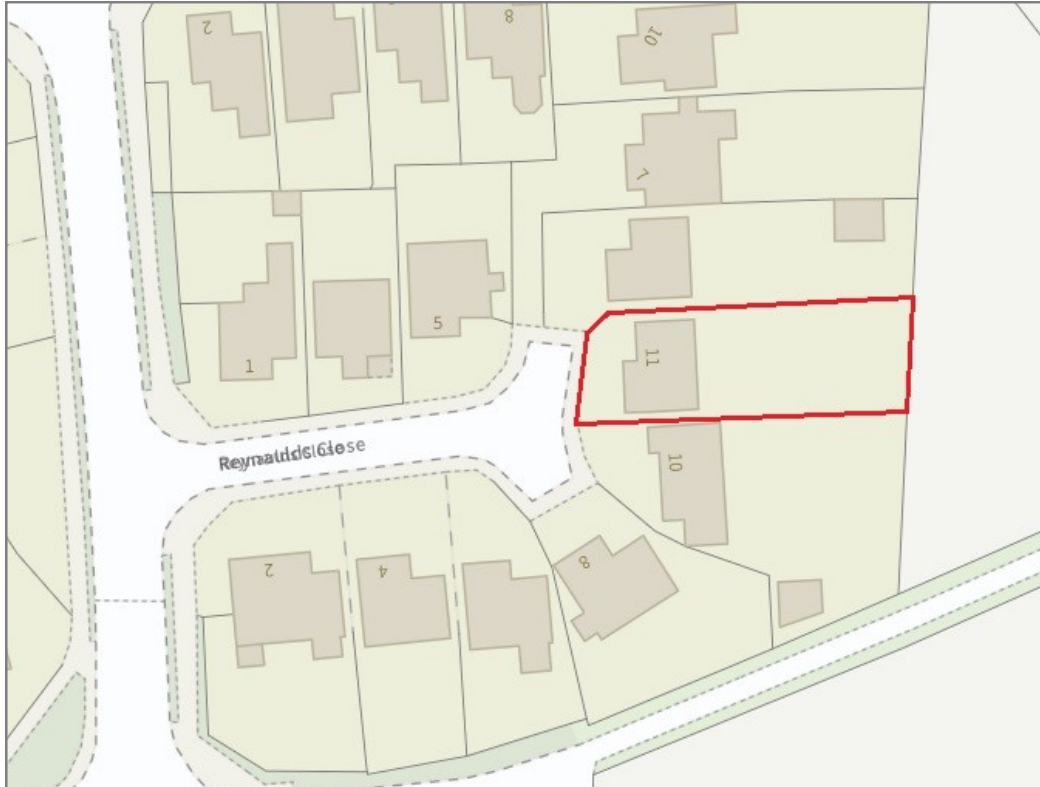
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**BOUNDARIES NOT CONFIRMED**

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

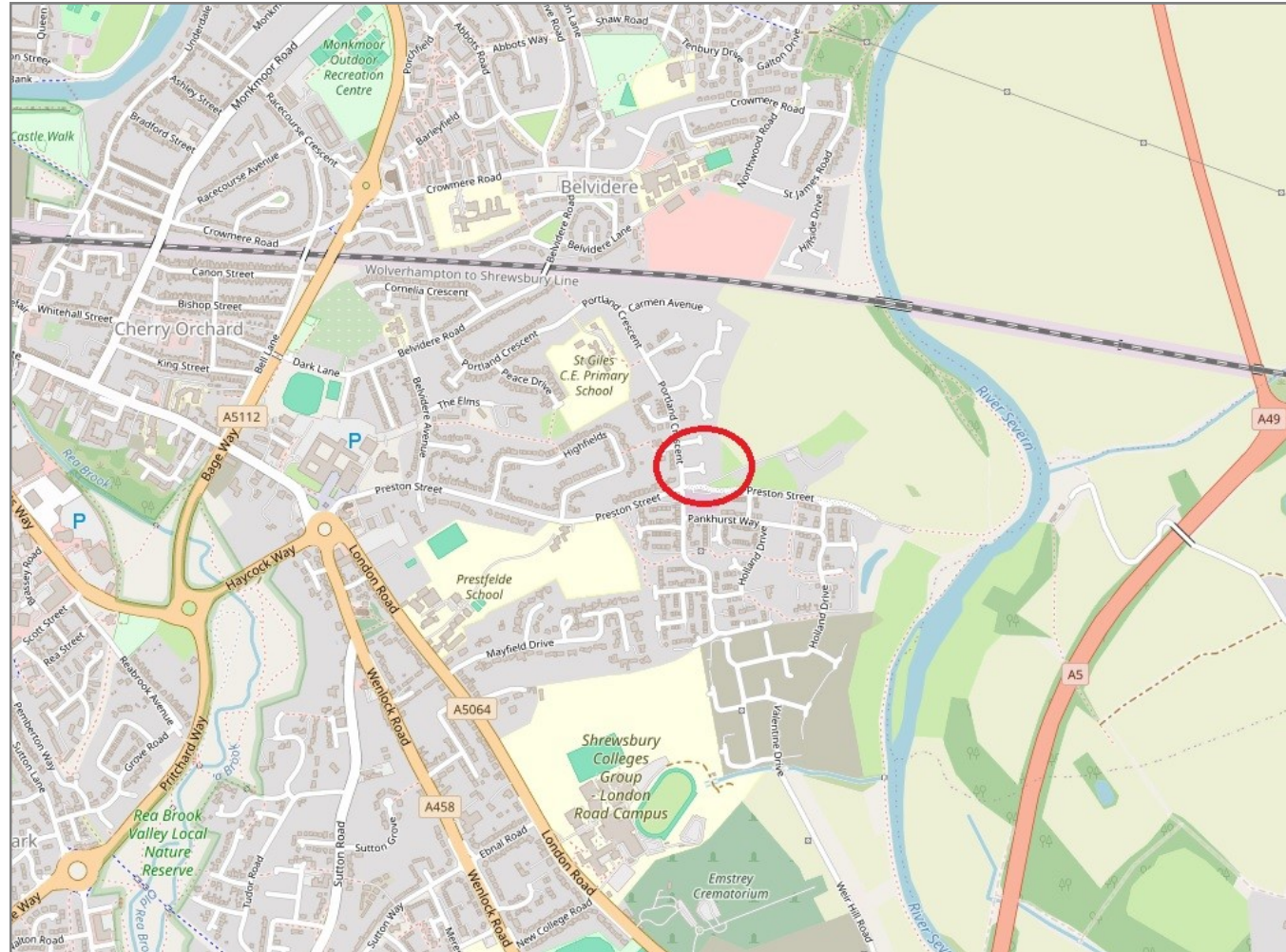
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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