



**27 Alexandra Avenue, Meole Village, Shrewsbury SY3 9HU**

4 bedroom semi-detached house—£425,000 Freehold



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Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

**This beautifully presented semi-detached house has been significantly improved and extended to provide thoughtfully designed accommodation over three floors, while benefitting from a private south facing garden, home office/studio and driveway parking.**

### KEY FEATURES

- Entrance porch opening to an inner hallway with cloakroom, under stairs storage and turning staircase to landing
- Good sized living room with feature fireplace and bay window to front
- Impressive open plan kitchen/dining/family room with velux roof lights and glazed double doors on to the rear garden
- Well-fitted kitchen, complete with integrated appliances and island unit/breakfast bar
- The kitchen/dining area opens onto a separate utility as well as the family room, which has an exposed brick fireplace and wood burning stove
- Master bedroom with built in wardrobes and bay window to front
- Two further bedrooms and a well-appointed family bathroom with shower, heated towel rail and vanity unit
- A staircase from the first floor leads to the converted loft, providing an additional double bedroom with velux windows and more useful storage
- uPVC double glazed windows and gas fired central heating via a modern combi boiler
- Attractively landscaped south facing garden, laid to lawn with large paved sun terrace, timber store and gated access to side. There is also a purpose-built office/studio which is insulated and has power and lighting, creating a versatile space for multiple uses
- Driveway to front providing parking for at least two cars
- A superb location within walking distance of the local village store, park and excellent primary and secondary schools, including Meole and Priory. The retail park is also just a few minutes' drive, as are the town centre and road links via the bypass

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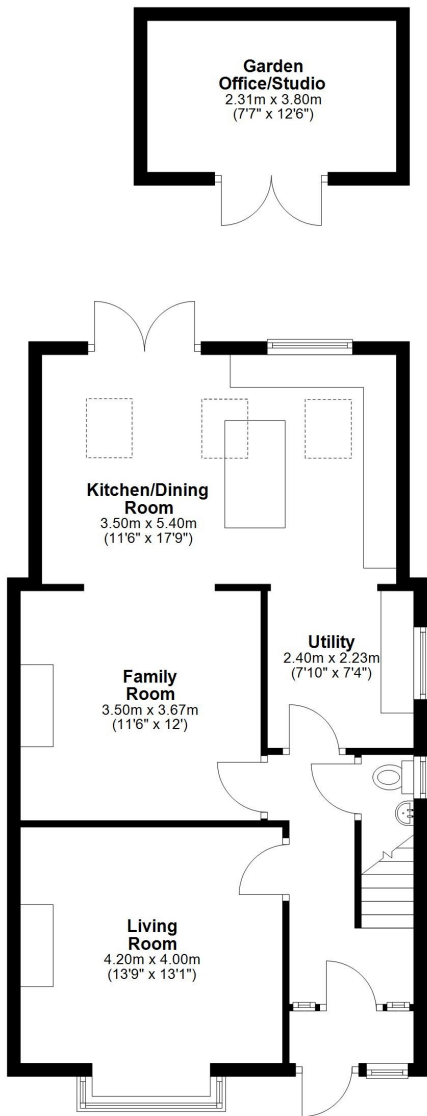


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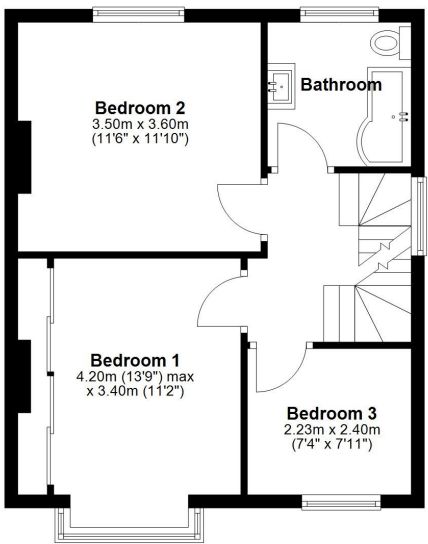
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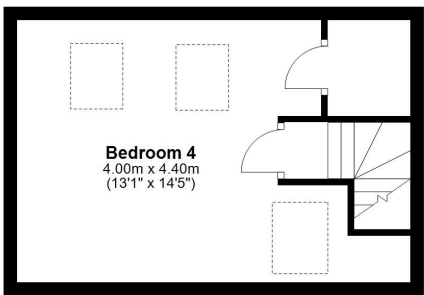
**Ground Floor**  
Approx. 71.8 sq. metres (773.3 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.5 sq. feet)



**Second Floor**  
Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 139.4 sq. metres (1500.9 sq. feet)



















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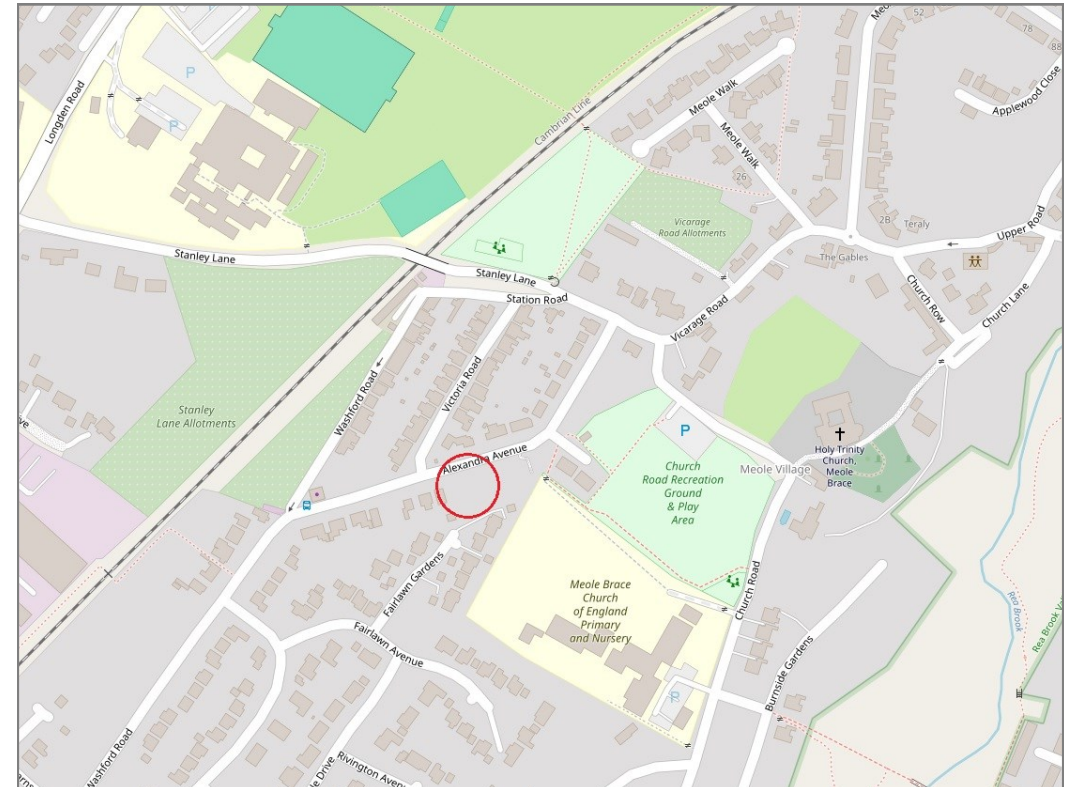
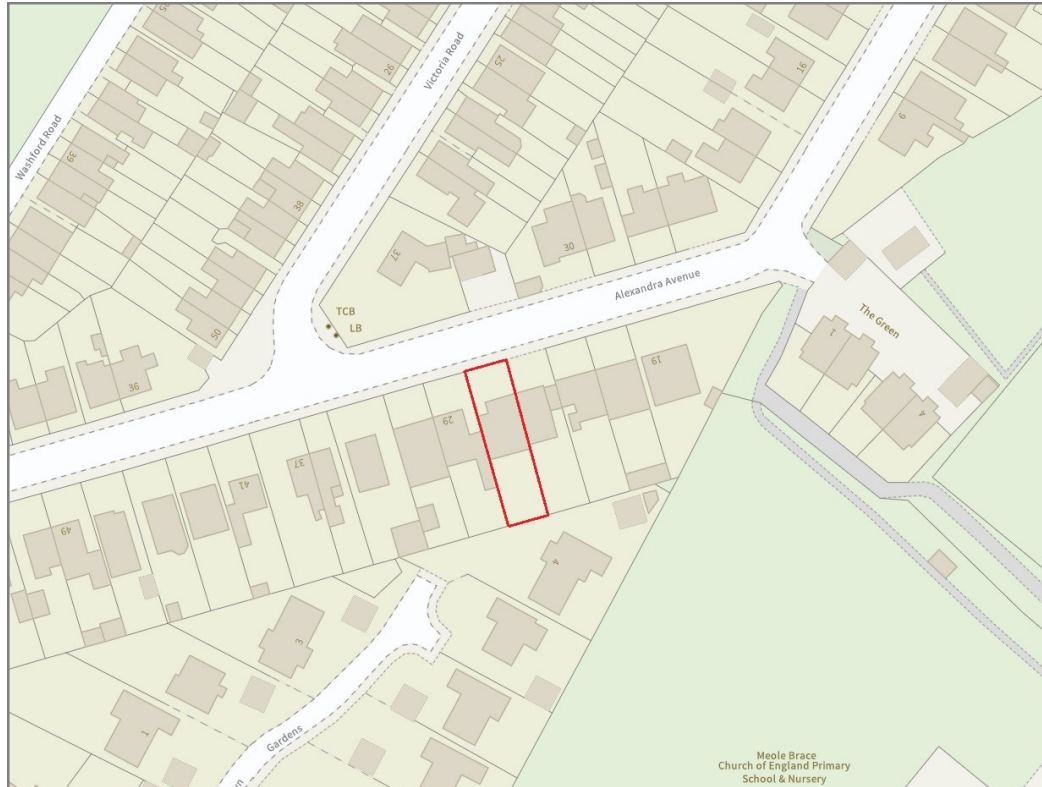
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**BOUNDARIES NOT CONFIRMED**

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

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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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.

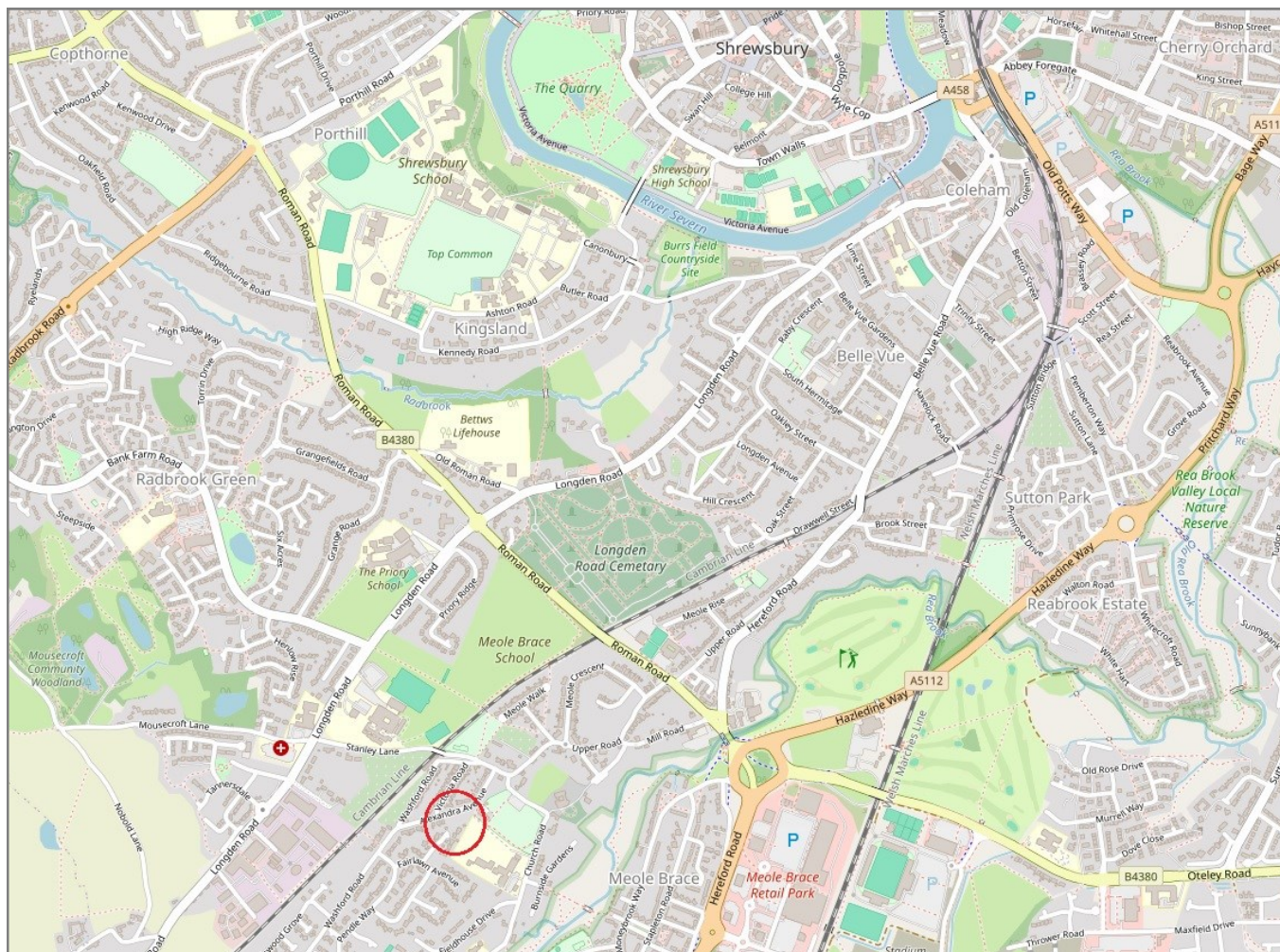


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