



36 Adams Ridge, Sutton Park, Shrewsbury SY3 7TZ

2 bedroom semi-detached bungalow—£245,000 Freehold

36 Adams Ridge, Sutton Park, Shrewsbury SY3 7TZ

Coopergreenpooks.co.uk

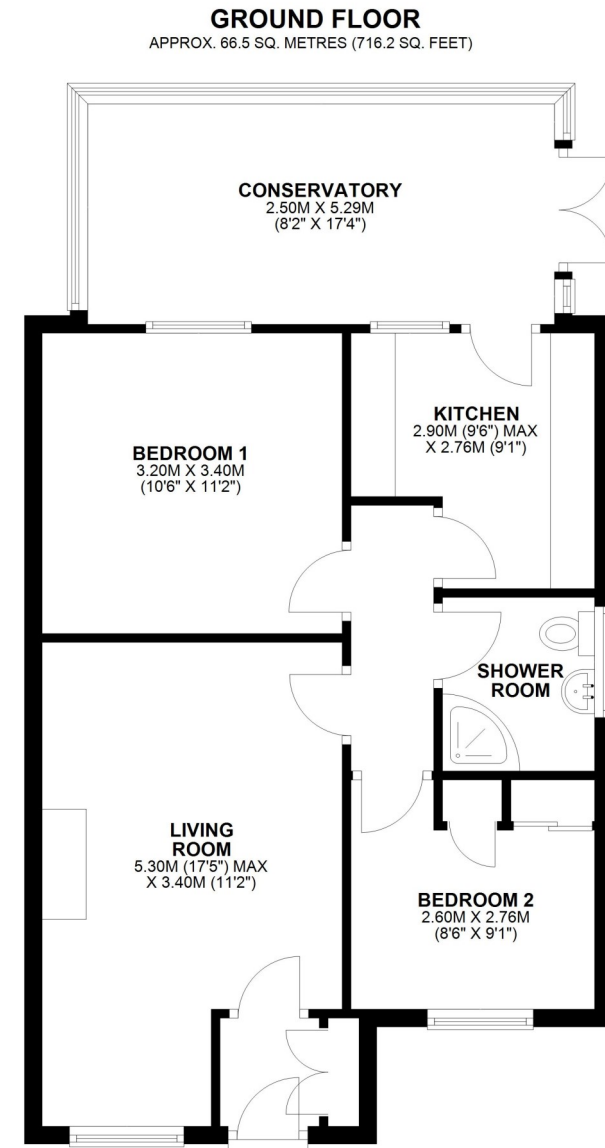
£245,000 Freehold—2 bedroom semi-detached bungalow

sales@cgpooks.co.uk

Occupying a lovely position within a very popular and convenient residential area, this well-maintained two-bedroom bungalow offers neatly presented and extended accommodation, while benefitting from private landscaped gardens and driveway parking.

KEY FEATURES

- Entrance hall with useful built in storage
- Good sized living room with feature fireplace and window to front
- Fitted kitchen with integral oven/hob and space for appliances
- Extended conservatory with glazed doors opening onto the rear garden
- Two bedrooms, one double and a single, and a separate shower room
- Partially boarded loft with pull down ladder
- uPVC double glazed windows and gas fired central heating
- Private south-west facing rear garden, paved and gravelled for easy maintenance, with planted beds and gated access to side. There are also two timber garden sheds which both have power and lighting
- To the front of the property is a further lawned garden, which also extends to the side, as well as a block paved driveway providing parking. Residents parking is also available within the cul-de-sac
- A great location within a quiet neighbourhood, waking distance from some excellent amenities, including Sainsbury's local, and the beautiful Reabrook conservation area. Coleham, the quarry park and town centre are within walking distance and there is also a regular bus service just a stone's throw from the front door



TOTAL AREA: APPROX. 66.5 SQ. METRES (716.2 SQ. FEET)







36 Adams Ridge, Sutton Park, Shrewsbury SY3 7TZ

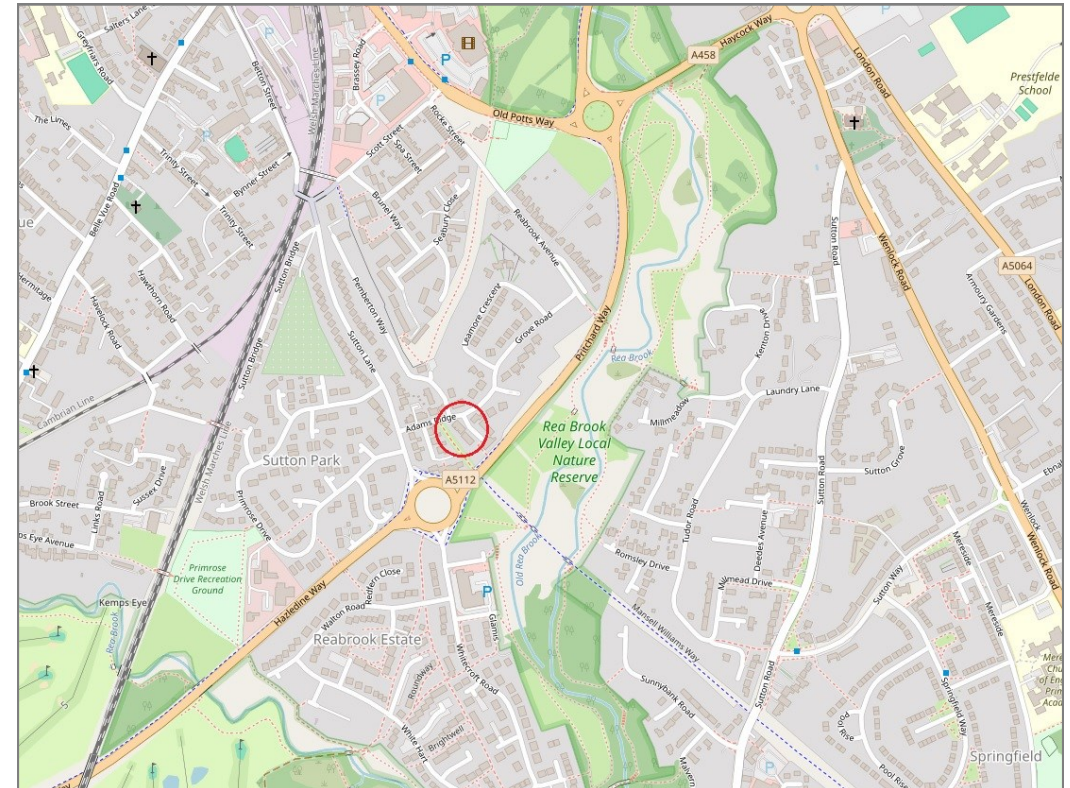
£245,000 Freehold—2 bedroom semi-detached bungalow

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

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.

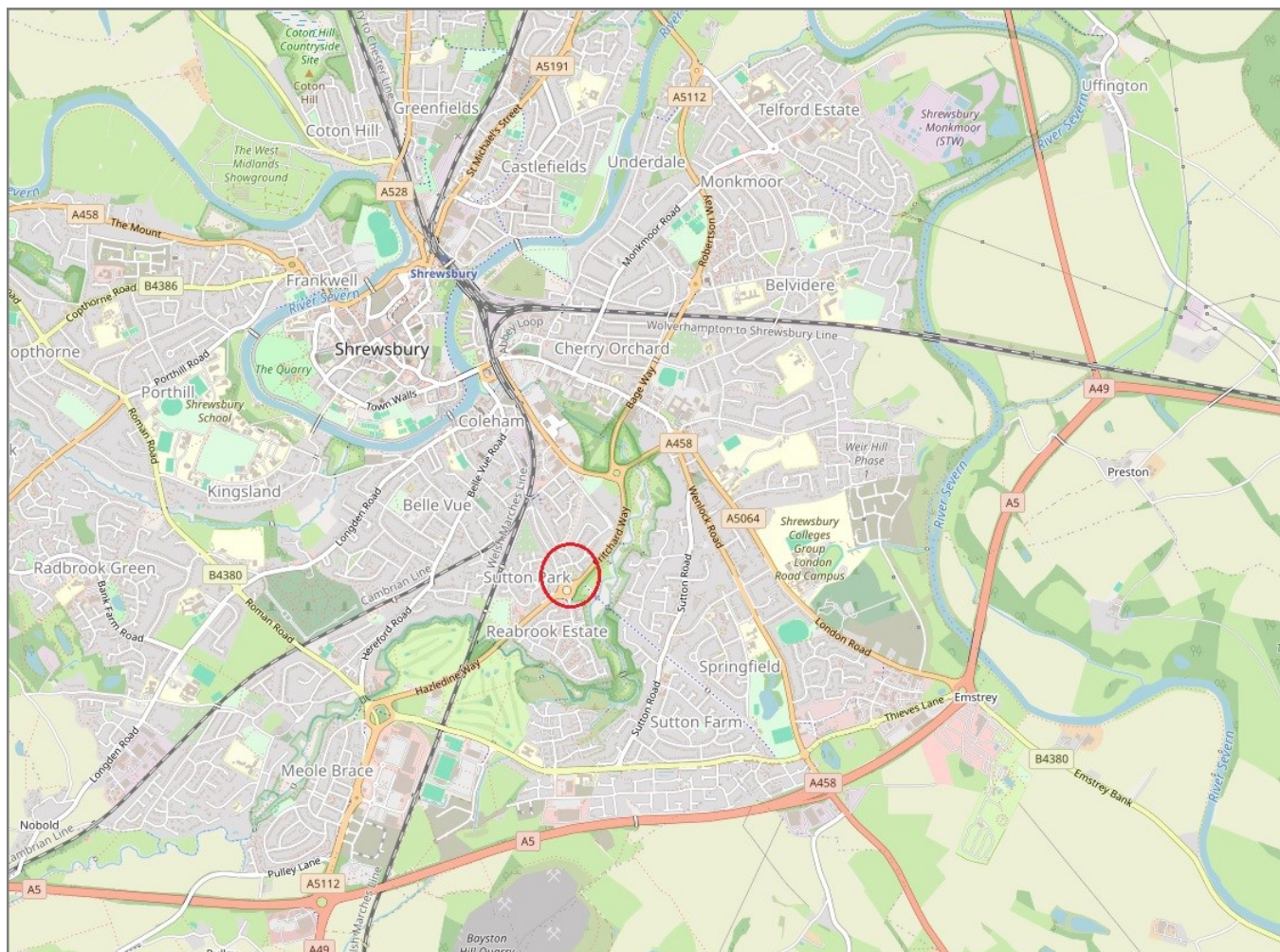
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

36 Adams Ridge, Sutton Park, Shrewsbury SY3 7TZ

Coopergreenpooks.co.uk

£245,000 Freehold—2 bedroom semi-detached bungalow

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.