



62 Drapers Rise, Sweetlake Meadow, Shrewsbury SY3 9FN

4 bedroom townhouse—£415,000 Freehold

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Coopergreenpooks.co.uk

£415,000 Freehold—4 bedroom townhouse

sales@cgpooks.co.uk

Occupying a lovely position within a quiet cul-de-sac, this beautifully presented and thoughtfully designed town house has been improved to provide well-proportioned and versatile accommodation, while benefitting from a landscaped rear garden, driveway parking and a pleasant outlook over the Mousecroft nature reserve.

KEY FEATURES

- Good sized entrance hall with turning staircase to a light and spacious first floor landing
- Impressive open plan kitchen/dining room, complete with integrated appliances and glazed double doors onto the rear garden
- Separate fitted utility with access to the cloakroom
- There is also a versatile ground floor reception room, currently used as a snug but would also make a lovely dining room, play room or home office
- Fantastic first floor living room with Juliet balcony providing views to the rear
- Master bedroom with built in wardrobes and en-suite shower room
- A further staircase leads to a large second floor landing which provides access to three additional double bedrooms and a large family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to lawn with paved terraces, glazed veranda, planted borders and useful store
- Driveway to front providing parking for three cars
- A great location within a popular modern development, a short distance from both Priory and Meole Brace schools, an excellent range of amenities, the nature reserve and less than two miles from the town centre

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TOTAL AREA: APPROX. 150.0 SQ. METRES (1615.1 SQ. FEET)









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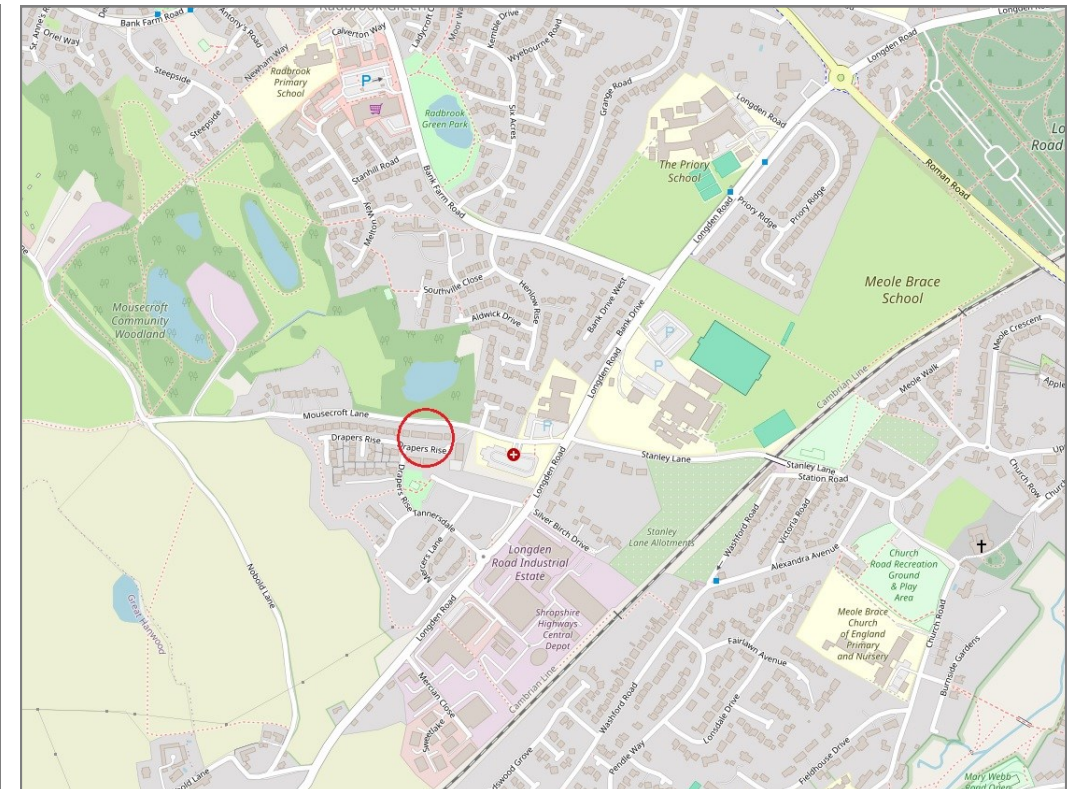
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BOUNDARIES NOT CONFIRMED

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

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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