



**47 Sutton Way, Sutton Farm, Shrewsbury SY2 6EE**

3 bedroom terraced house—£235,000 Freehold



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Coopergreenpooks.co.uk

£235,000 Freehold—3 bedroom terraced house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

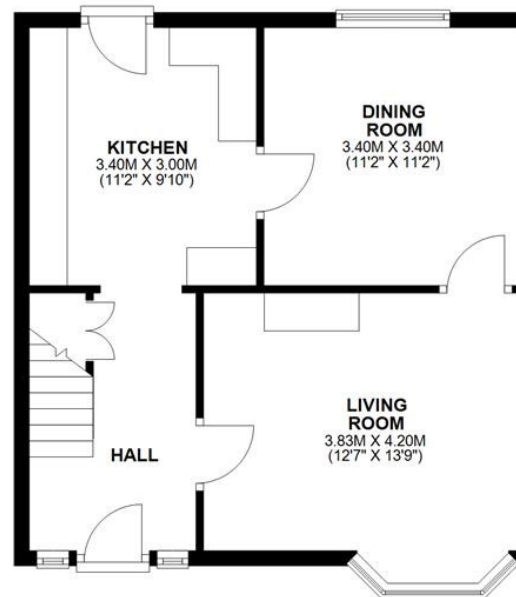
This neatly presented mid-terrace house offers light and well-proportioned accommodation throughout, while benefitting from a south facing rear garden and off-street parking. The property is located within a popular residential area, a short distance from the local primary school, an excellent range of amenities and less than two miles from the town centre.

### KEY FEATURES

- Good sized entrance hall with useful storage and staircase to a spacious landing
- Living room with feature fireplace and bay window to front
- Well-fitted kitchen, complete with integrated appliances and part glazed door to the rear garden
- There is also a separate dining room on the ground floor
- On the first floor are two double bedrooms with built in wardrobes, a further generous single bedroom (also having built in storage) and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Private south facing rear garden, laid to lawn with decked terrace, planted borders, three brick built stores and gated access to the side which leads to the front of the property
- Residents off street parking to the front
- Sold with no upward chain

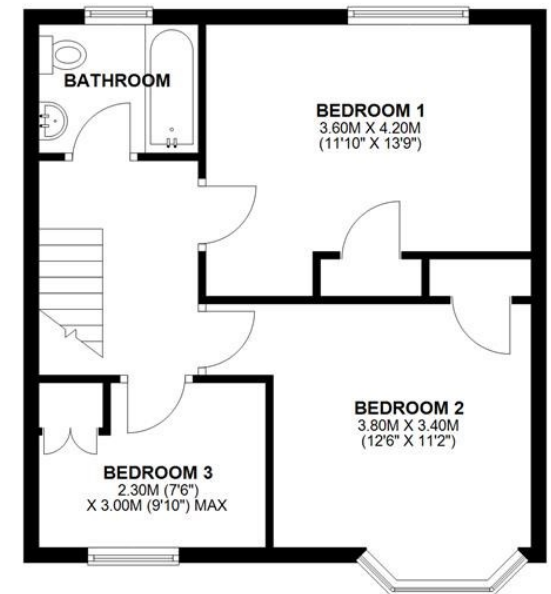
### GROUND FLOOR

APPROX. 45.1 SQ. METRES (485.4 SQ. FEET)



### FIRST FLOOR

APPROX. 45.1 SQ. METRES (485.4 SQ. FEET)



TOTAL AREA: APPROX. 90.2 SQ. METRES (970.7 SQ. FEET)

















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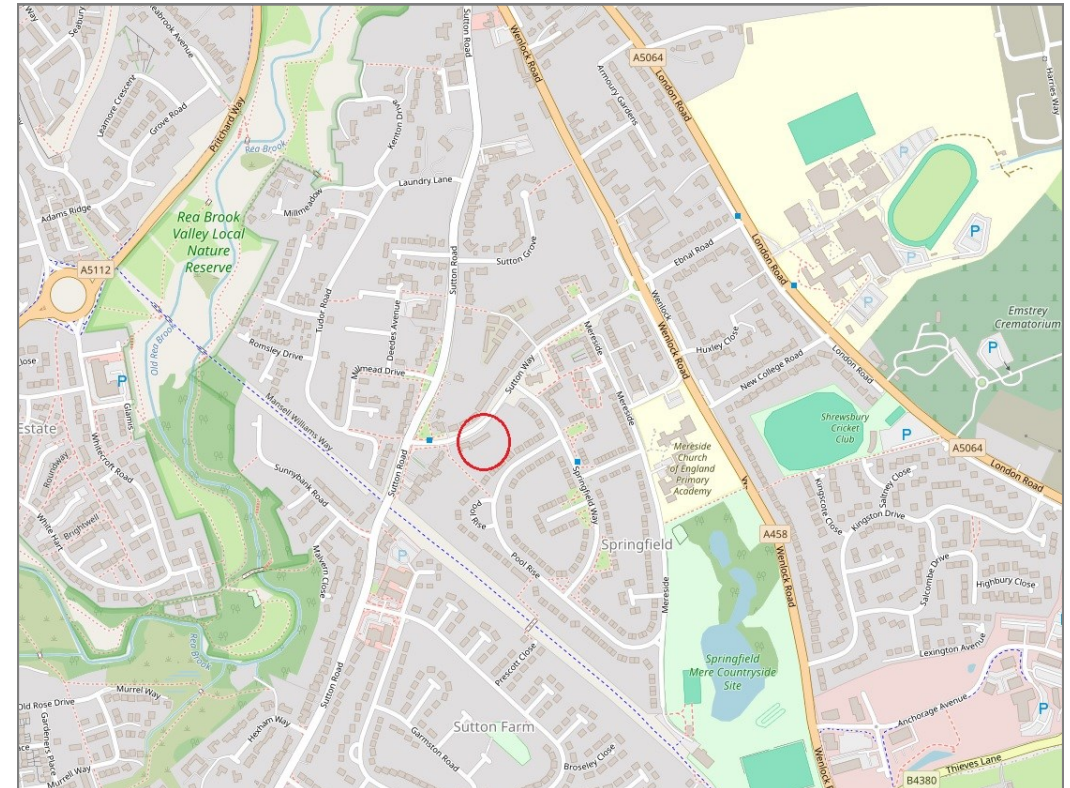
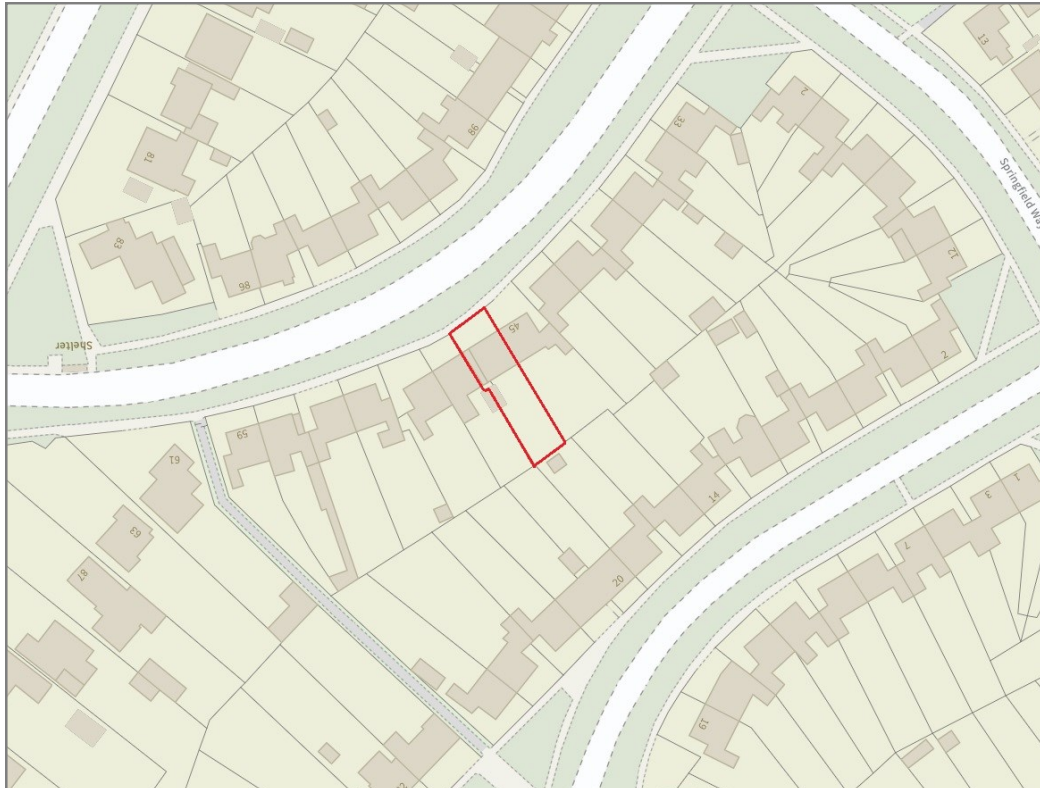
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</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**



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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.

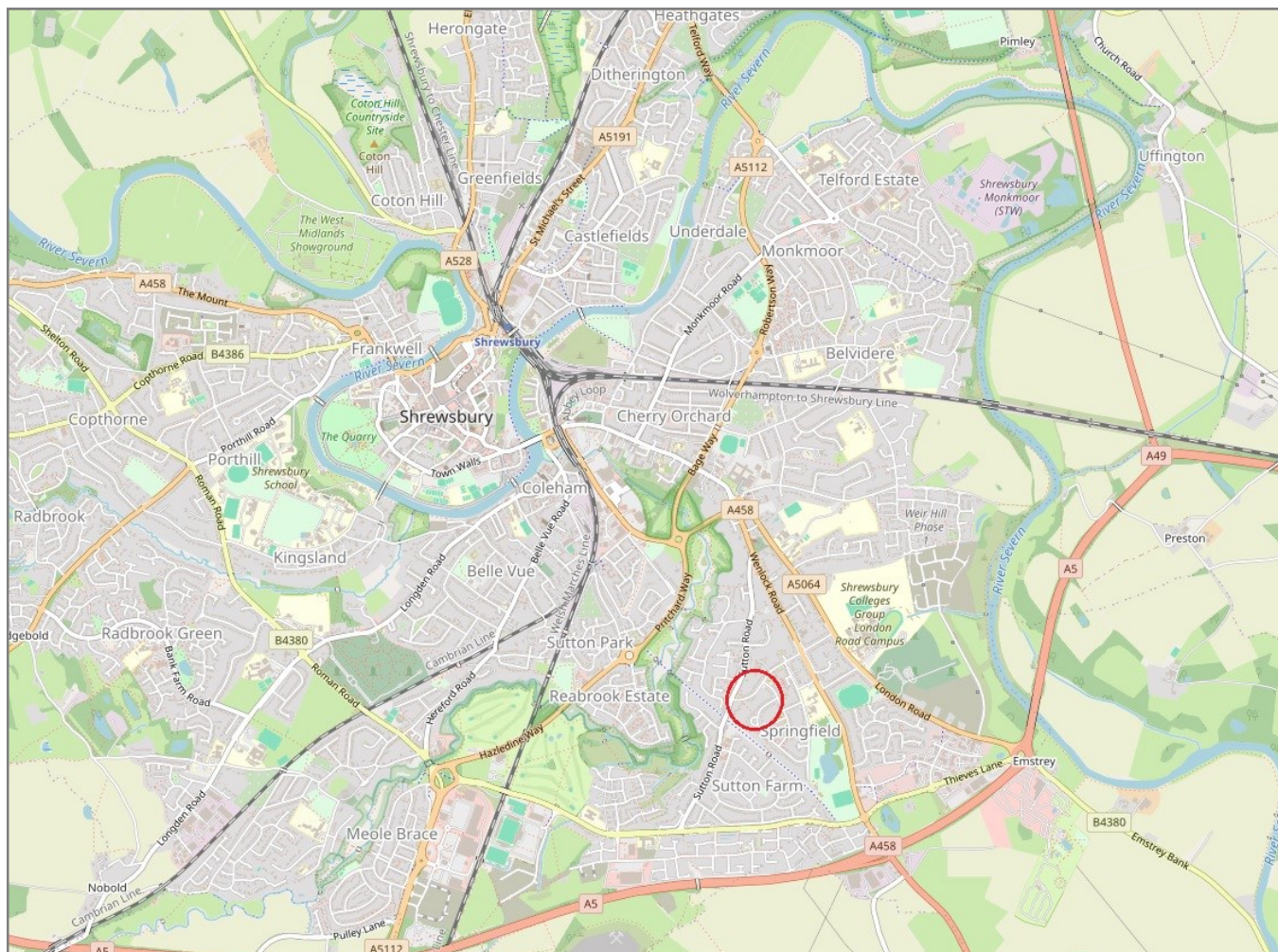


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