



40 Woodfield Avenue, Porthill, Shrewsbury SY3 8HT

4 bedroom semi-detached house—Offers in the region of £450,000 Freehold

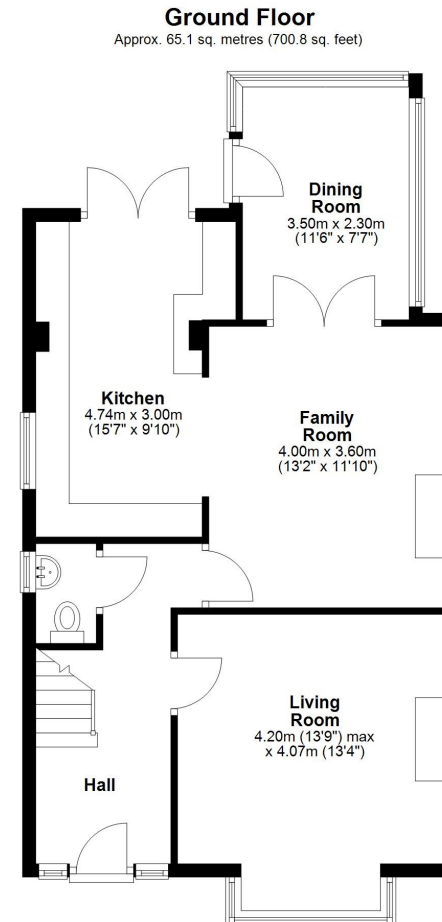
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sales@cgpooks.co.uk

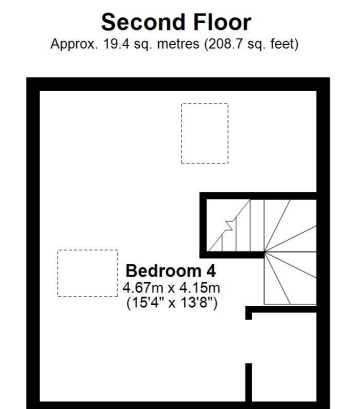
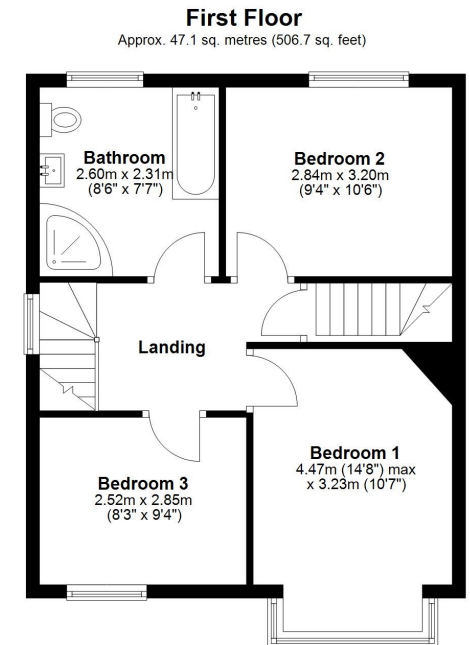
This attractive and extended 4 bedroom semi detached house offers really good family accommodation, in a very popular location with a large private rear garden, whilst also being a short walk from Woodfield school, the Quarry park and town centre.

KEY FEATURES

- Entrance hall with Victorian style tiled flooring and cloakroom.
- Living room with open fireplace and bay window to front.
- Dining/family room with feature fireplace, glazed double doors to conservatory and wood flooring which also runs into the adjoining kitchen.
- The good sized fitted kitchen has an extensive range of fitted units, window to side and glazed double doors to the rear sun terrace and garden.
- Staircase from hall to the first floor landing where there are 3 bedrooms and a family bathroom with separate shower.
- From the inner landing there is a door to a further staircase which leads to the second floor 4th double bedroom, which has roof lights to 2 elevations.
- Double glazed windows and gas fired central heating.
- Driveway providing parking for about 2 cars, from which there is gated access along the side to the rear.
- Extensive private paved sun terrace adjoining the rear of the property, where there is also a sizable garden store.
- Large private lawned rear garden with established hedging and trees.
- Great location on a very popular street, within catchment for good school, as well as being close to the neighborhood store and a short walk from the riverside boathouse pub/restaurant, Quarry park and town centre.



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Total area: approx. 131.6 sq. metres (1416.2 sq. feet)









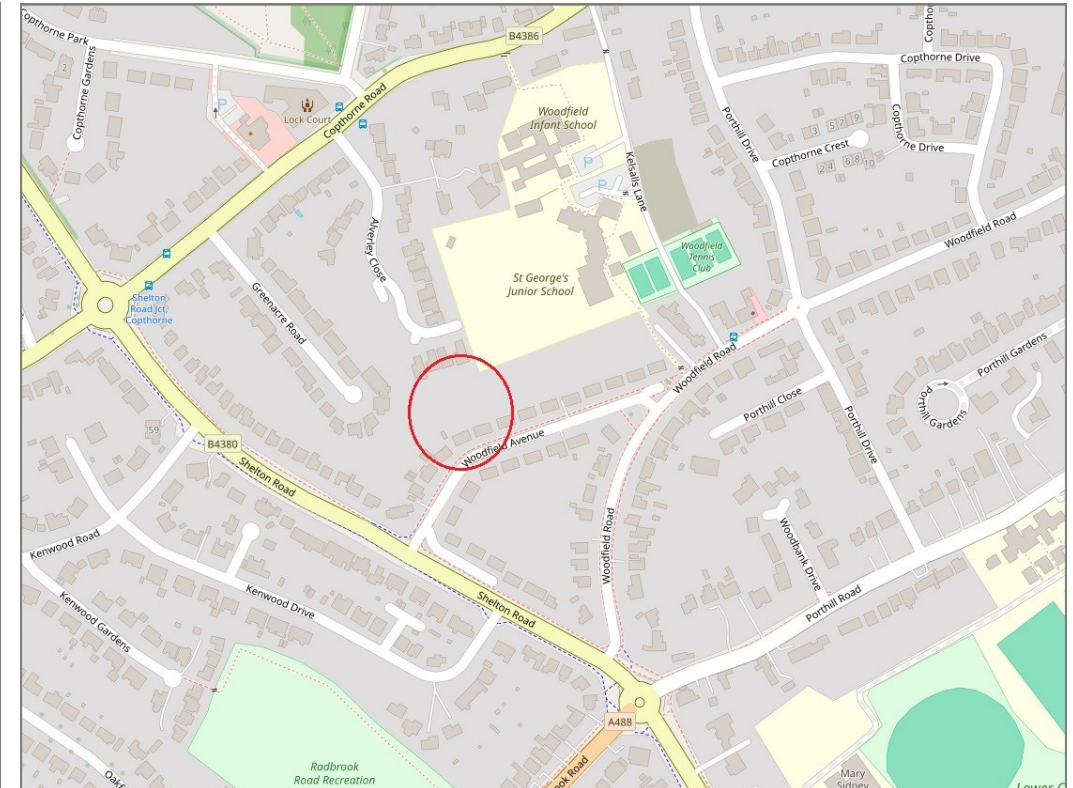
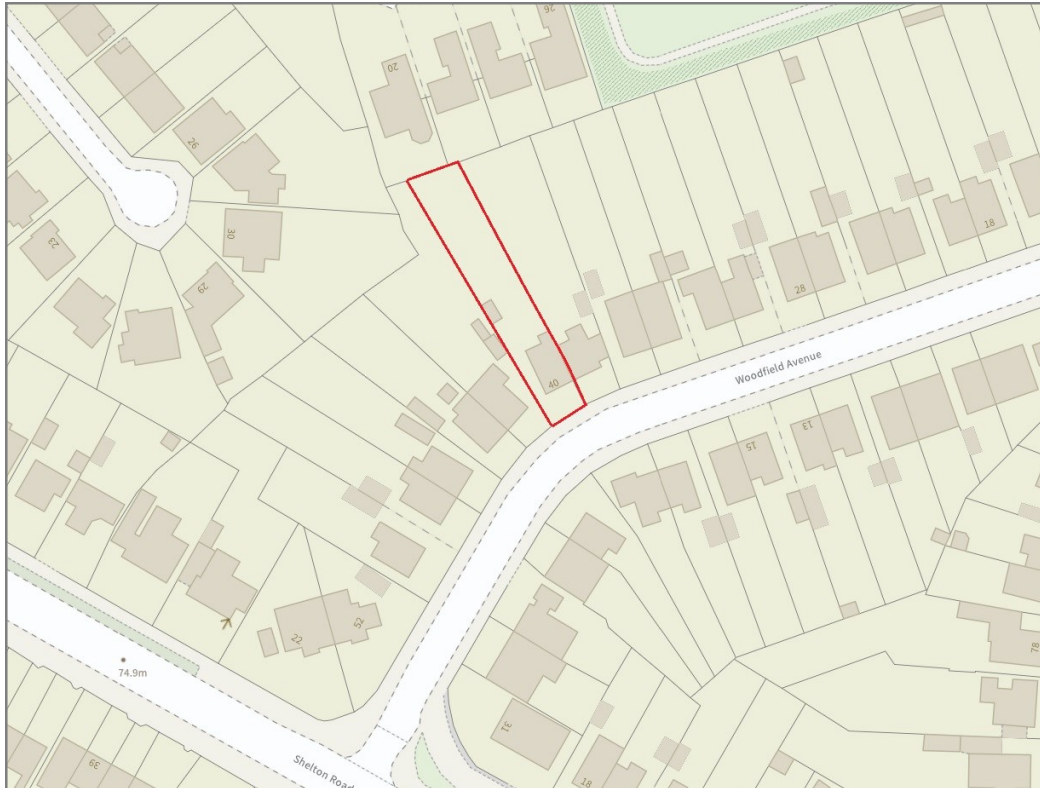
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
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.

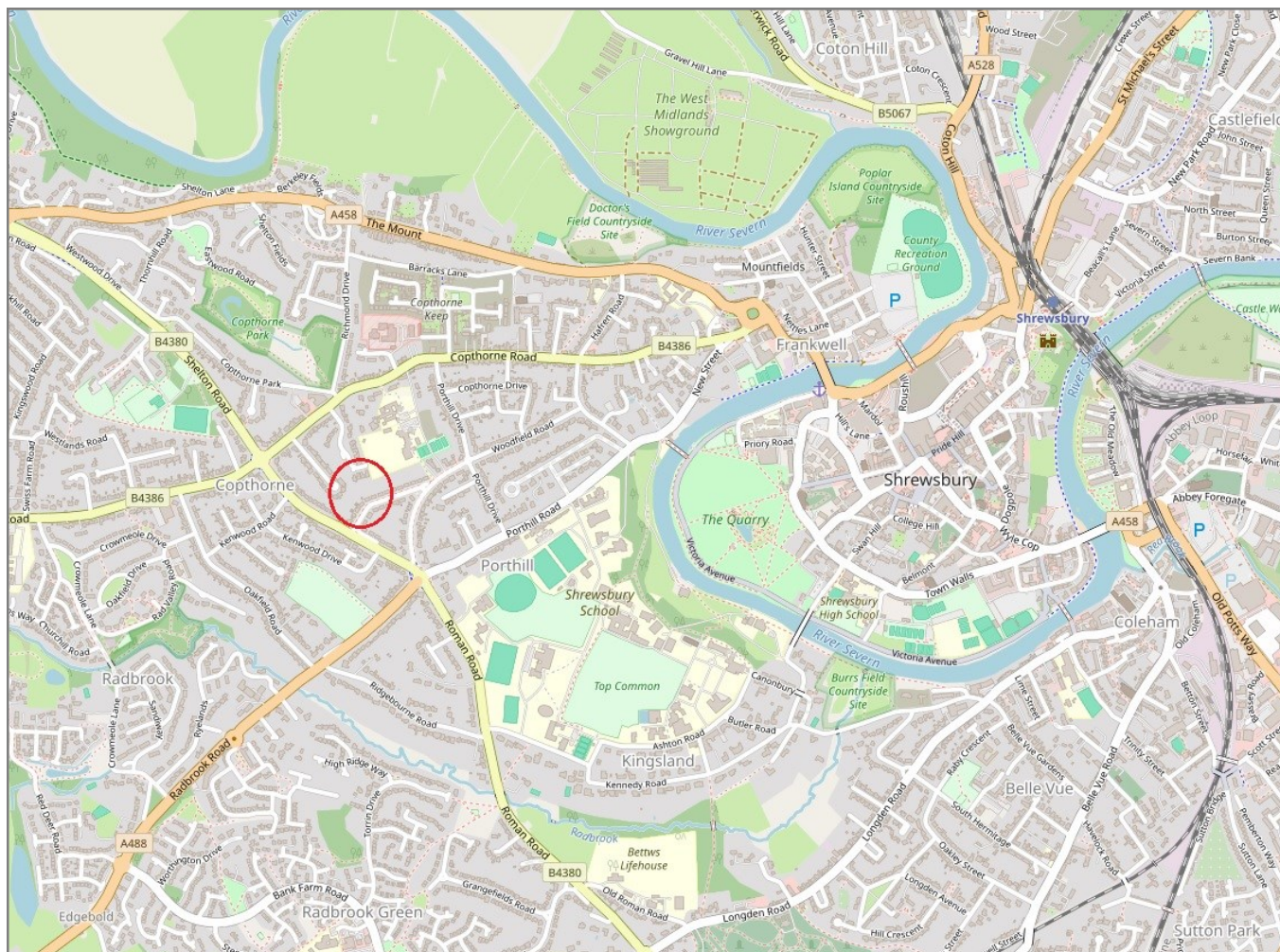
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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