



**23 Mercers Lane, Shrewsbury, SY3 9FS**

4 bedroom detached house—Offers in the region of £424,995 Freehold

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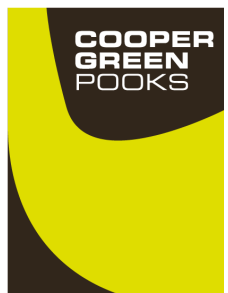
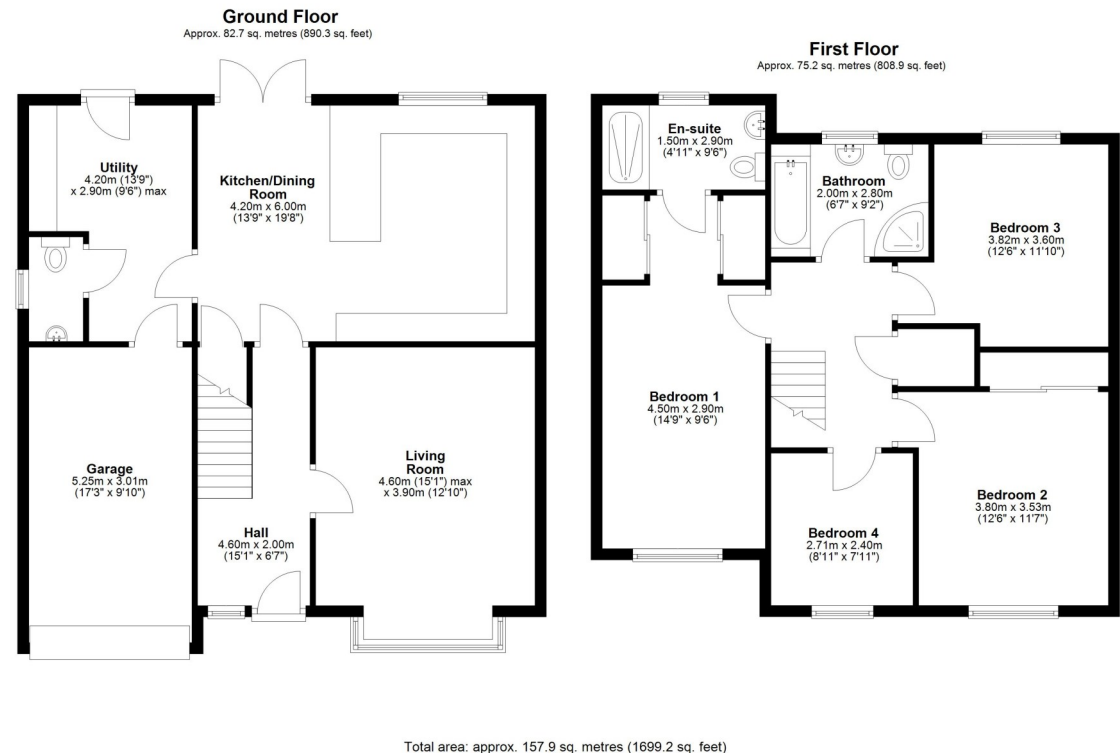
Coopergreenpooks.co.uk

Offers in the region of £424,995 Freehold—4 bedroom detached house  
sales@cgpooks.co.uk

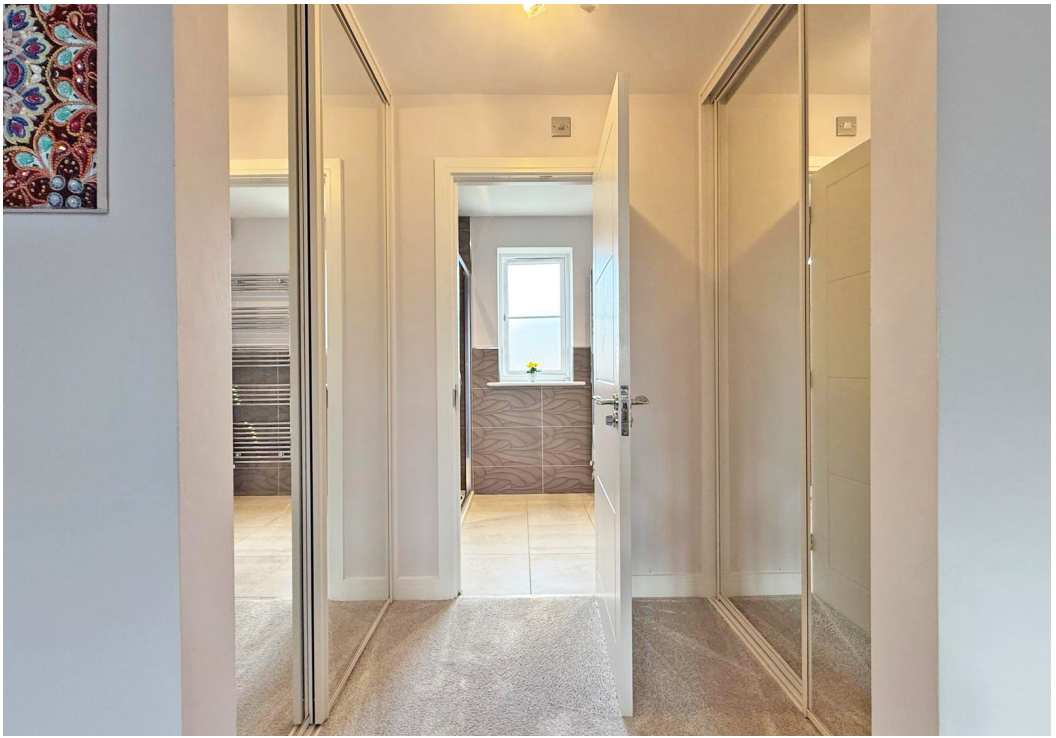
This very well-designed detached family home offers excellent accommodation, whilst being situated in a great location at the end of a quiet and private cul de sac on the fringe of town, yet within walking distance of both Meole and Priory secondary schools.

### KEY FEATURES

- Covered entrance area to a good-sized hall with wood effect flooring.
- Living room with flooring to match hall and a bay window to front.
- Impressive open plan kitchen/dining room with tiled flooring and an extensive range of stylish units to kitchen area with integrated appliances and breakfast bar. There is also a window and glazed double doors to the rear garden.
- Large utility room with access to rear, cloakroom and door to integral garage.
- Staircase from hall to landing, where there are 4 bedrooms and a family bathroom. The main bedroom also has a walk-through dressing area with built in wardrobes and an en-suite shower room. There is also the loft which is fully boarded with shelves.
- uPVC double glazed windows and gas fired central heating.
- Block paved driveway to front which provides parking and access to garage. The property also has an EV charging point.
- Extensive lawned rear garden with paved sun terrace.
- Superb location in this popular modern development, within walking distance from the beautiful Mousecroft nature reserve, good schools and the Radbrook Green shopping complex
- No upward chain











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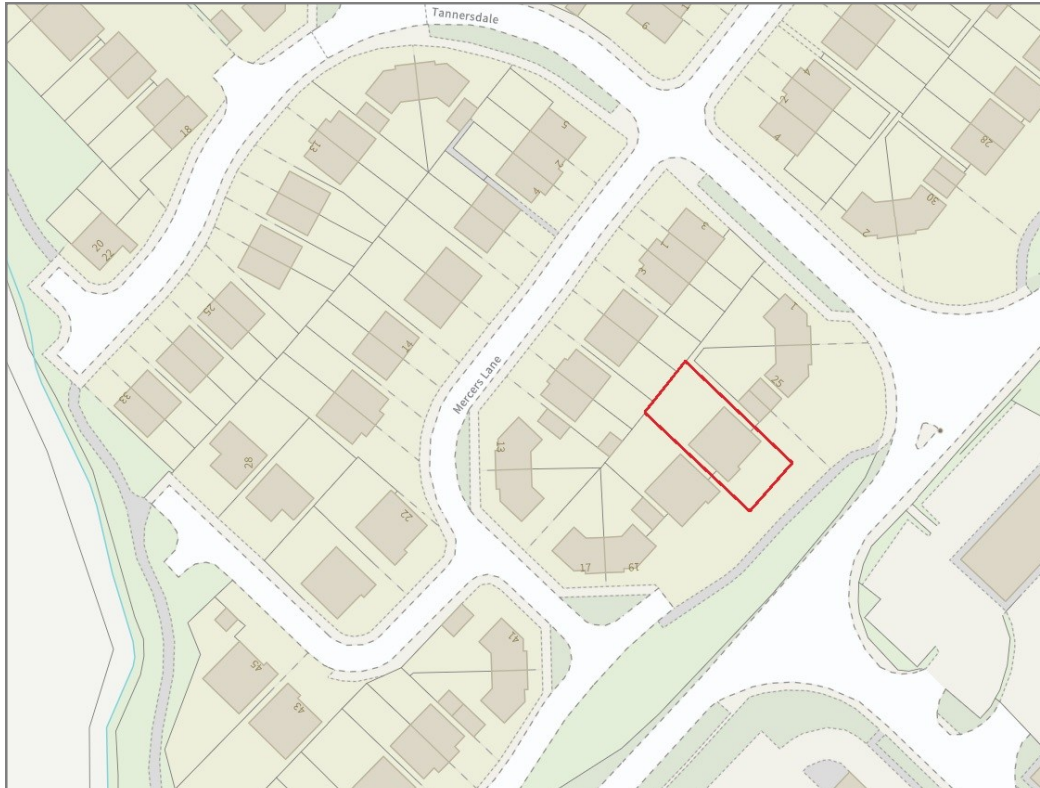
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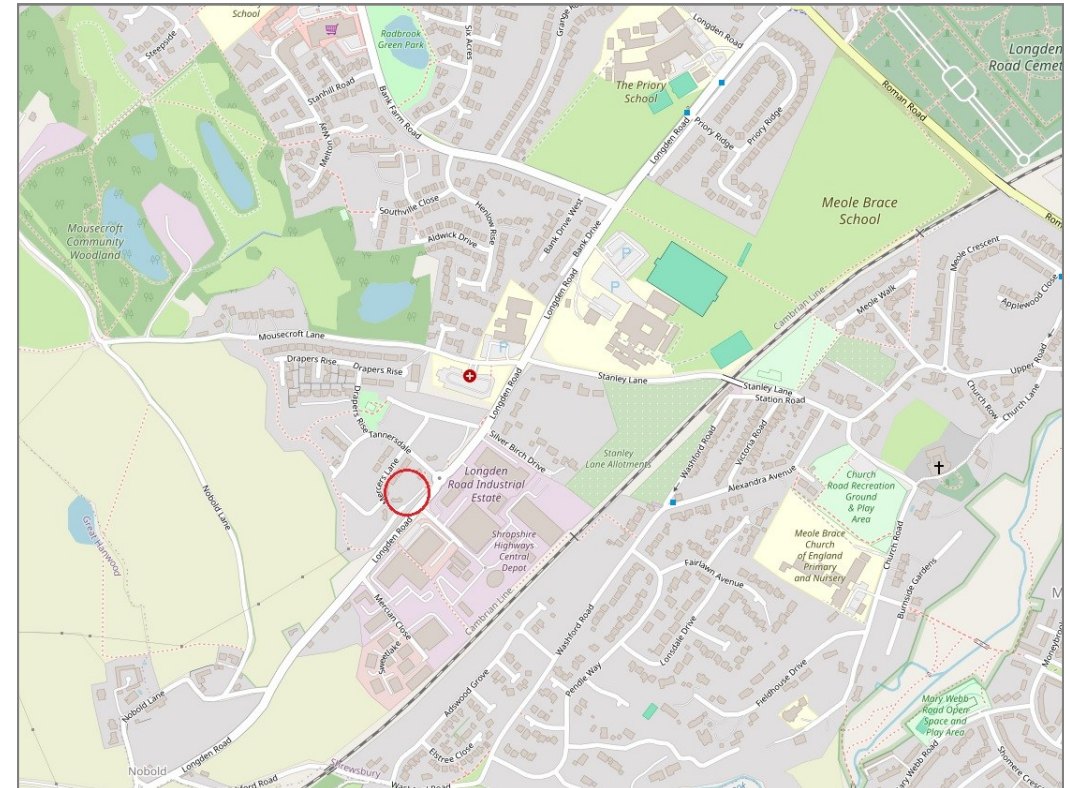
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**BOUNDARIES NOT CONFIRMED**



|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band E</b>                           |
| EPC Band        | <b>Band B</b>                           |
| Services        | <b>All mains services are connected</b> |

**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.

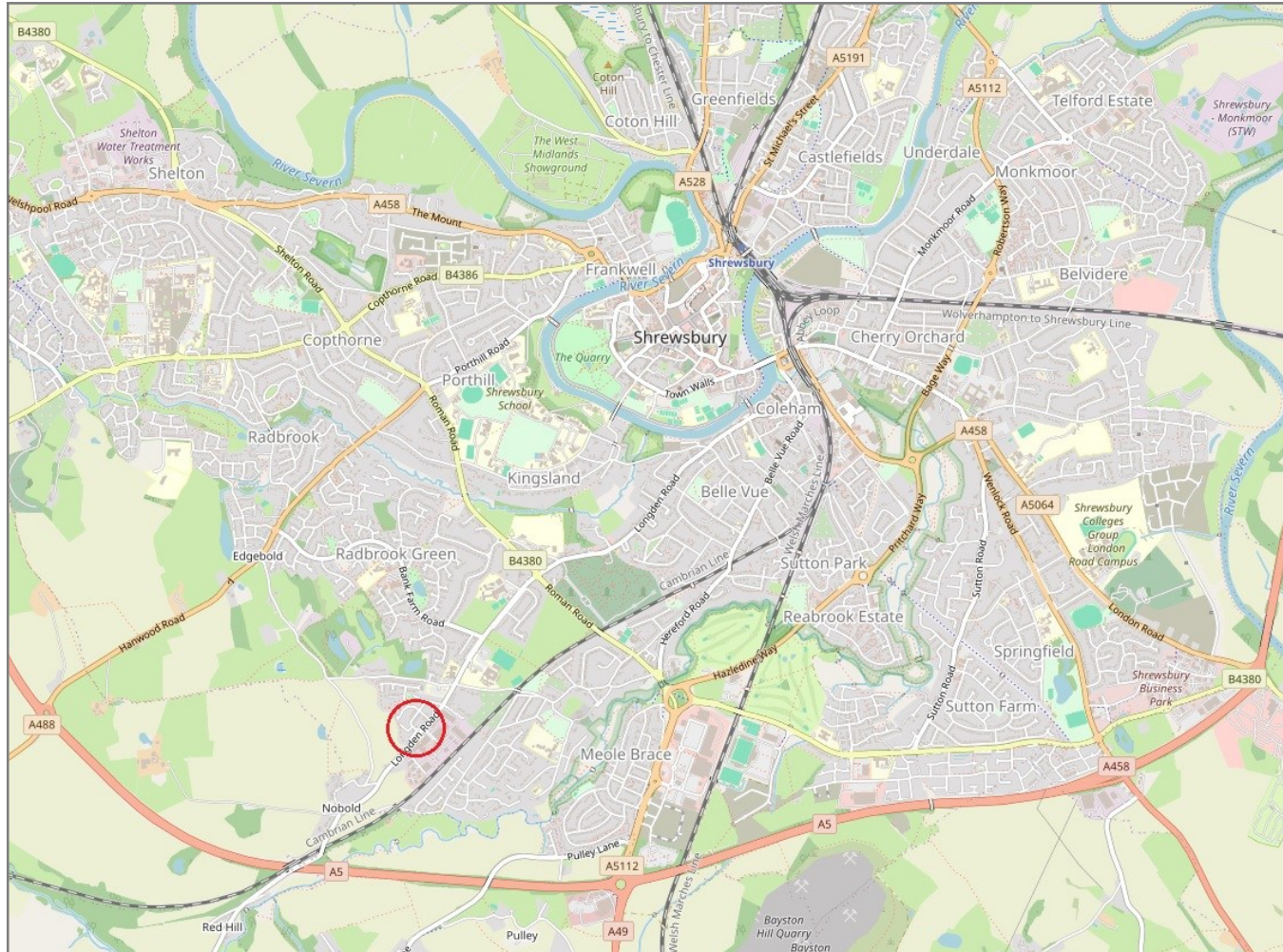
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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