

£300,000 Freehold—3 bedroom end terrace house

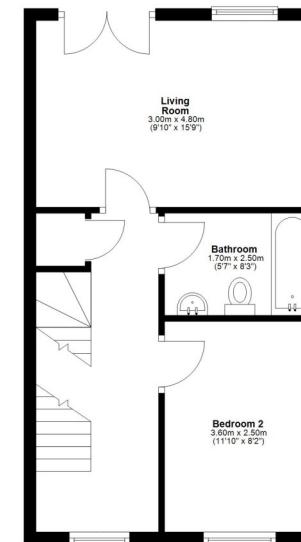
sales@cgpooks.co.uk

Occupying a fantastic position with a lovely outlook, walking distance from the Quarry Park and town centre, this thoughtfully designed end terrace property offers well-proportioned and versatile accommodation over three floors, while benefitting from a landscaped rear garden, private parking and integral garage.

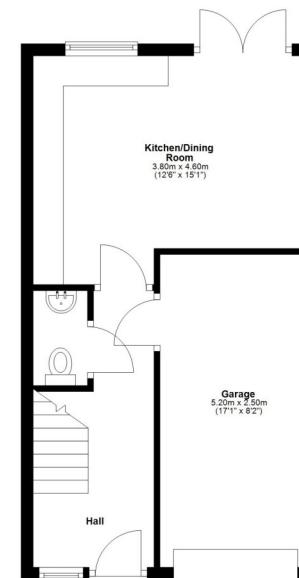
KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to a light and spacious landing
- Open plan kitchen/dining room with integrated oven and hob, space for appliances, and glazed double doors onto the garden
- First floor living room with feature Juliette balcony offering views to the rear
- There is also a double bedroom and family bathroom on the first floor
- A staircase leads to the second floor where there is a fantastic master bedroom with built in wardrobes, en-suite shower room and views over the allotments, as well as a further bedroom with views to front
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, tiered to comprise a large paved sun terrace and raised lawn with planted borders
- Private allocated parking and an integral single garage, which can also be accessed via the entrance hall
- A great location, tucked away within a cul-de-sac adjoining allotments, just a short walk from Coleham, its excellent primary school and range of amenities, as well as the Quarry Park and town centre. The property is also within catchment for both Meole Brace and The Priory secondary schools

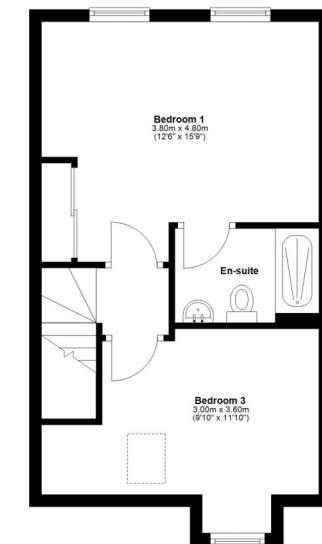
First Floor
Approx. 39.1 sq. metres (421.0 sq. feet)



Ground Floor
Approx. 41.4 sq. metres (445.8 sq. feet)



Second Floor
Approx. 44.6 sq. metres (480.0 sq. feet)

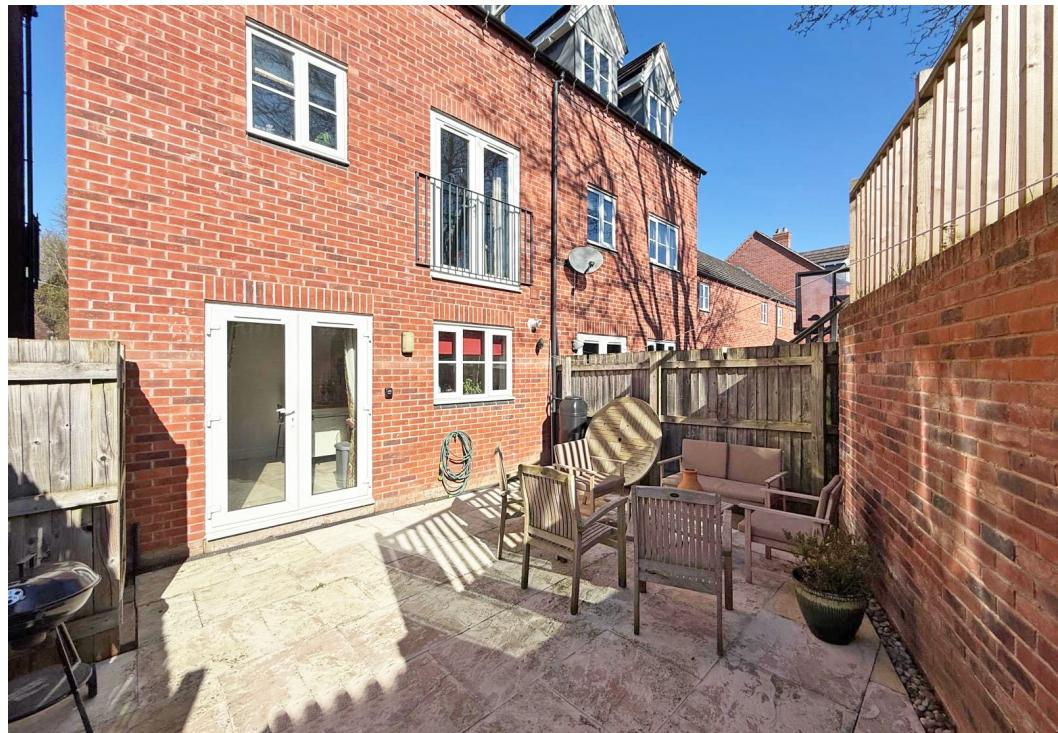


Total area: approx. 125.1 sq. metres (1346.8 sq. feet)











34 Sutton Bridge, Belle Vue, Shrewsbury SY3 7RT

£300,000 Freehold—3 bedroom end terrace house

sales@cgpooks.co.uk

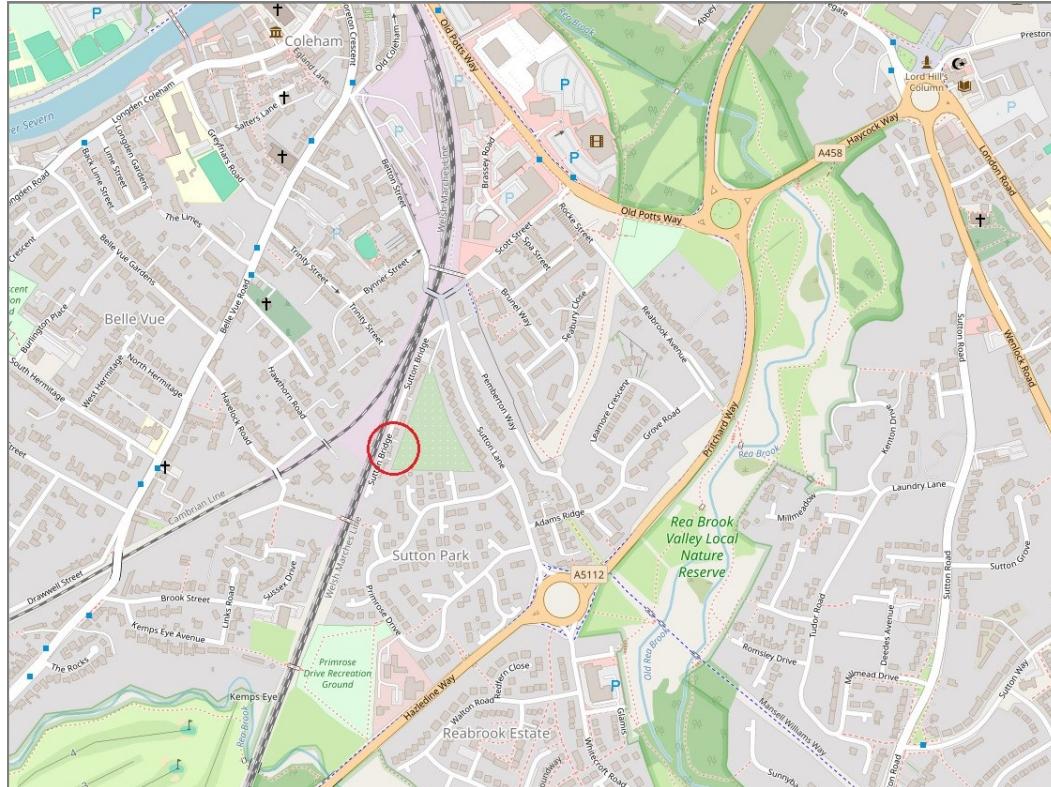
rightmove 

 **RICS**
Regulated by RICS

 OnTheMarket.com



BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666

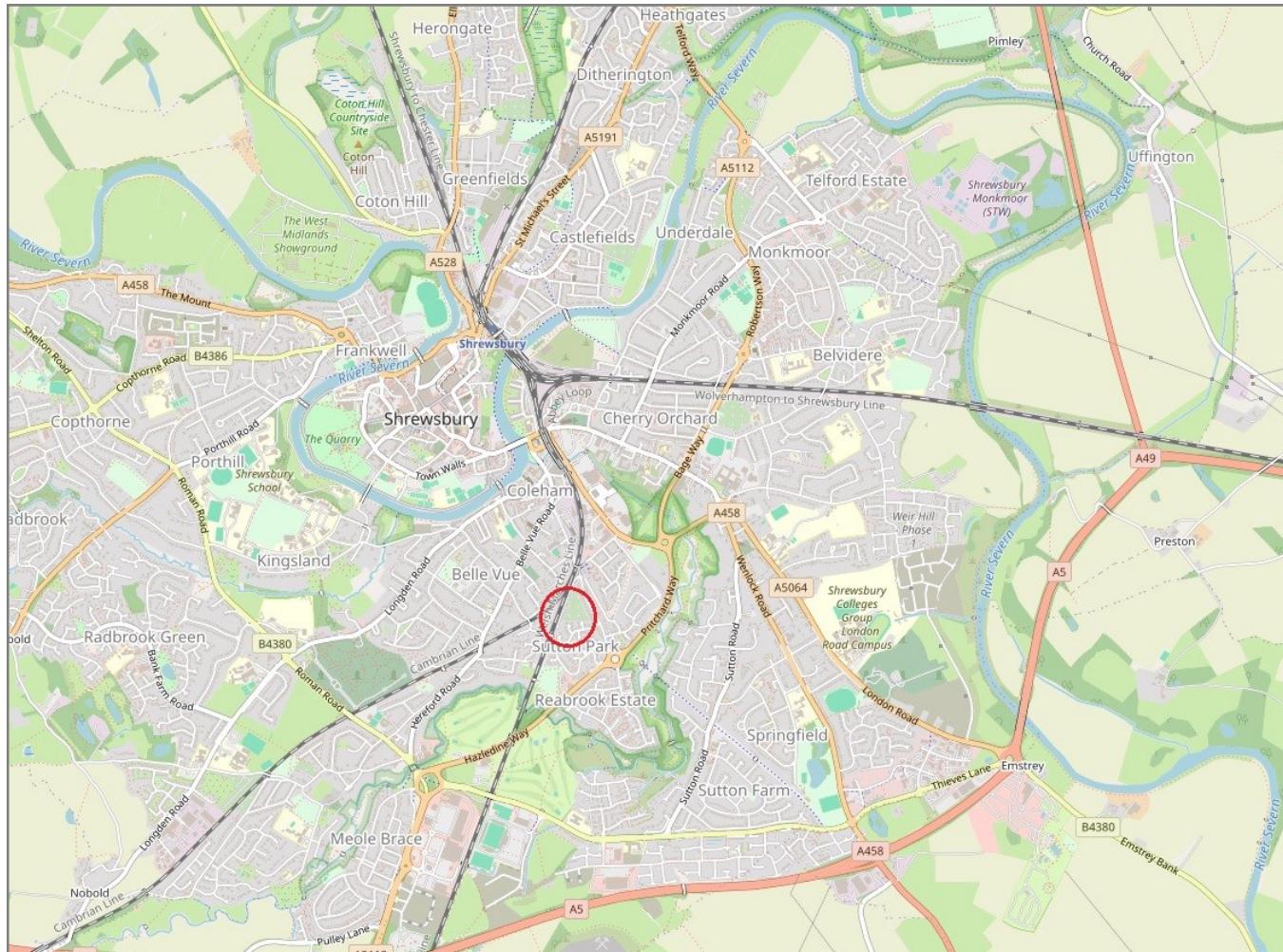


Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

£300,000 Freehold—3 bedroom end terrace house

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.