



**16 Kemps Eye Avenue, Shrewsbury SY3 7QW**

3 bedroom semi-detached house—£475,000 Freehold



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Coopergreenpooks.co.uk

£475,000 Freehold—3 bedroom semi-detached house

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

**Occupying a fantastic position, quietly tucked away within a sought-after residential area, with beautiful south facing gardens adjoining the Rea Brook, this traditional semi-detached family house offers well-proportioned accommodation, benefitting from a lovely outlook over the golf course, extensive driveway parking, single garage and purpose-built garden office.**

### KEY FEATURES

- Entrance porch with cloakroom, opening to a large inner hallway with turning staircase to landing
- Open plan kitchen/dining room with a feature fireplace, range of fitted units, bow window to front and glazed patio doors to the rear
- Good sized living room, also having a feature fireplace, with bay window overlooking the rear garden
- Separate and very practical utility, providing access to the garage, garden and front driveway
- On the first floor are three double bedrooms, two of which have built in wardrobes and impressive views
- Re-fitted and well-appointed family bathroom with corner shower and vanity unit
- uPVC double glazed windows and gas fired central heating
- Stunning south facing rear garden, extending down to the Rea Brook, comprising areas of lawn, paved terraces, planted borders and raised beds
- There is also a very well-designed garden office which is insulated and has power, lighting, electric heating and decked balcony, creating the perfect space for working from home and can also be used as additional accommodation if required
- Block paved private driveway to front providing plenty of parking and turning for multiple vehicles
- A very quiet and convenient location, within walking distance of the fantastic and varied amenities of Coleham, along with the excellent primary school and both Meole and Priory secondary schools. The town centre, retail park and useful road links are also just a short distance away

Cooper Green Pooks  
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01743 276666



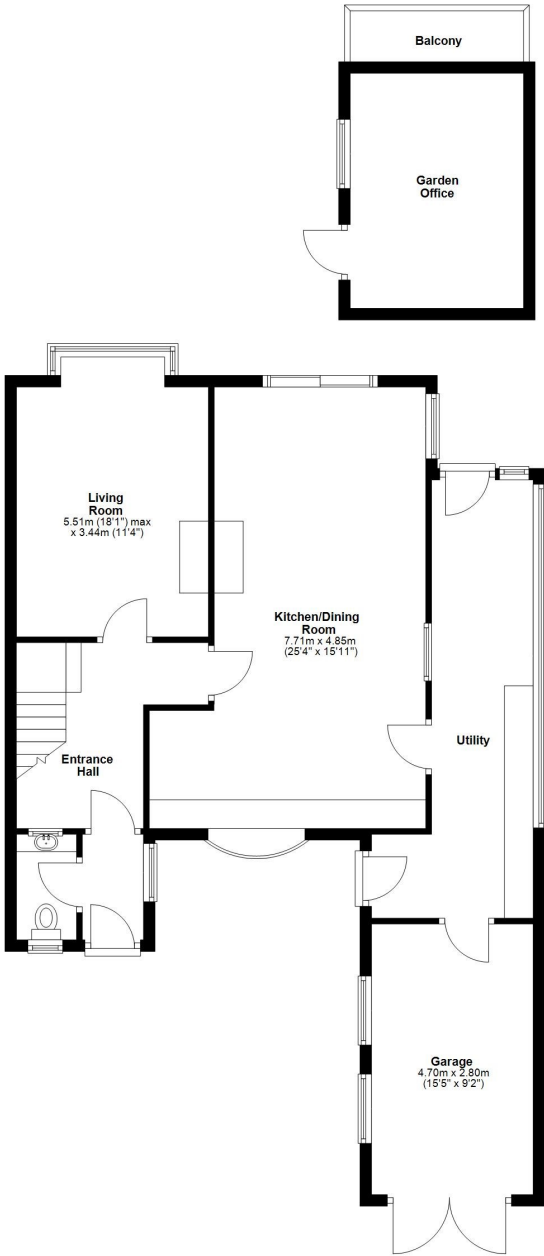
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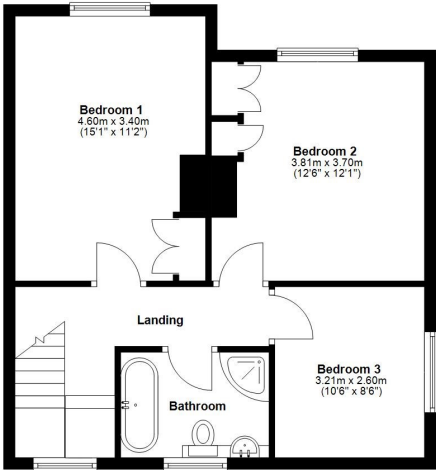
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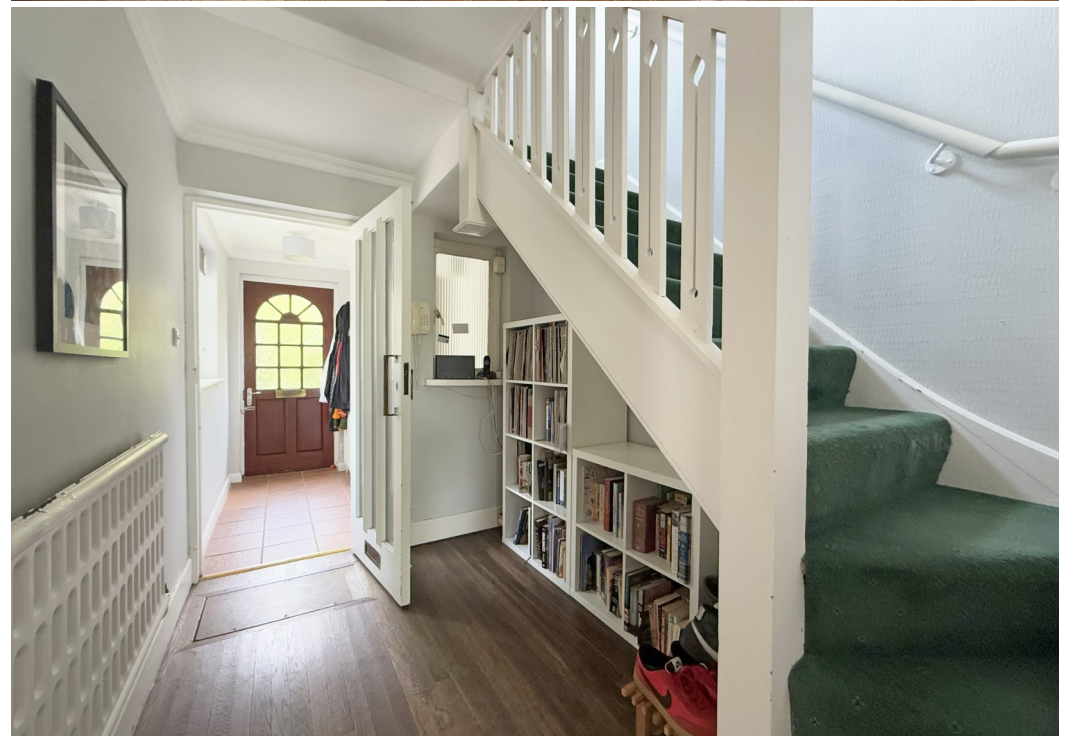
**Ground Floor**  
Approx. 100.7 sq. metres (1083.6 sq. feet)



**First Floor**  
Approx. 51.4 sq. metres (553.2 sq. feet)





























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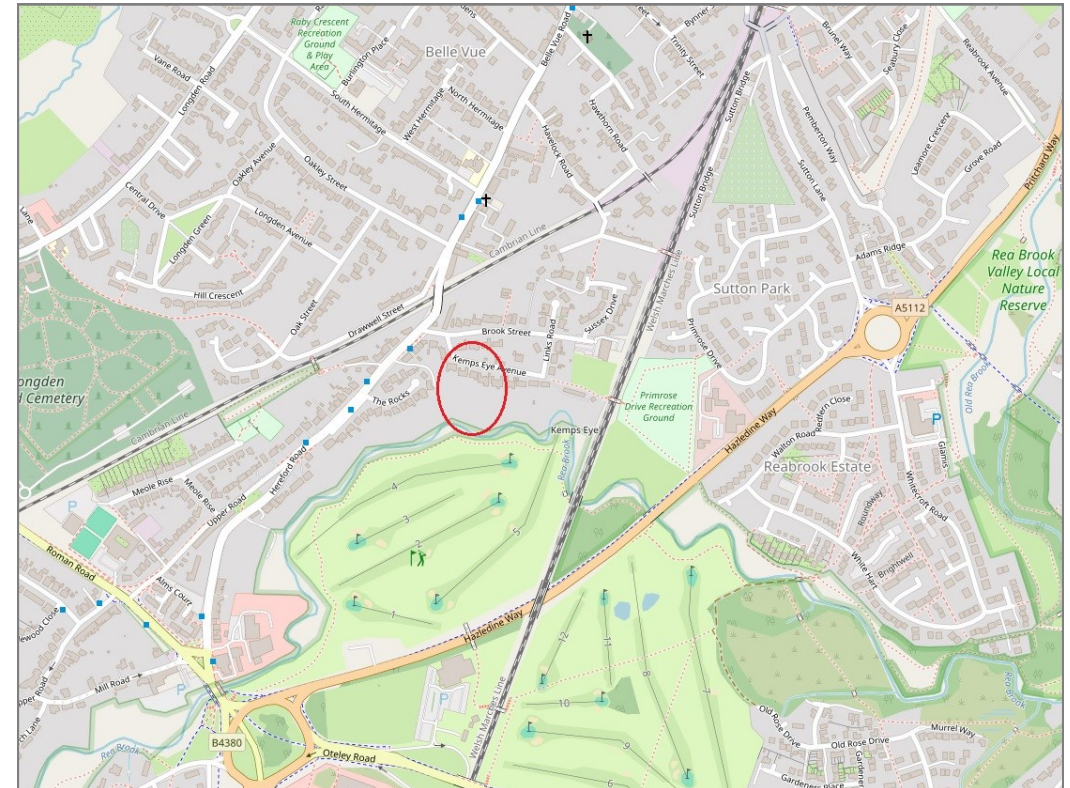
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**BOUNDARIES NOT CONFIRMED**



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



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.

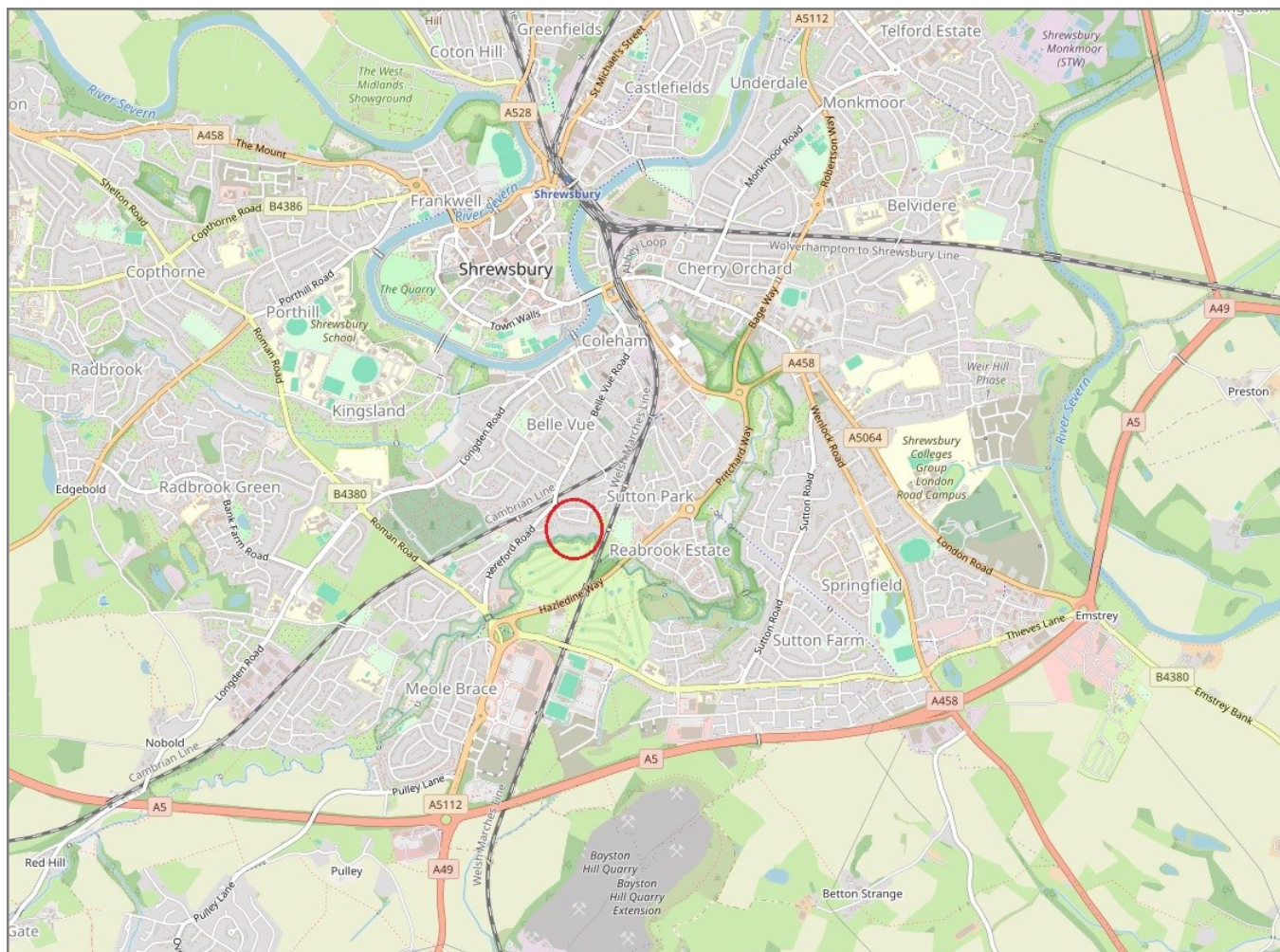


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