



12 Luciefelde Road, Shrewsbury, SY3 7LB

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

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This much improved property has been stylishly extended to provide fantastic living space, whilst being located on a very sought after street, just a few minutes' walk from Kingsland Fields, the superb amenities of Longden Coleham, including its outstanding primary school and the town centre

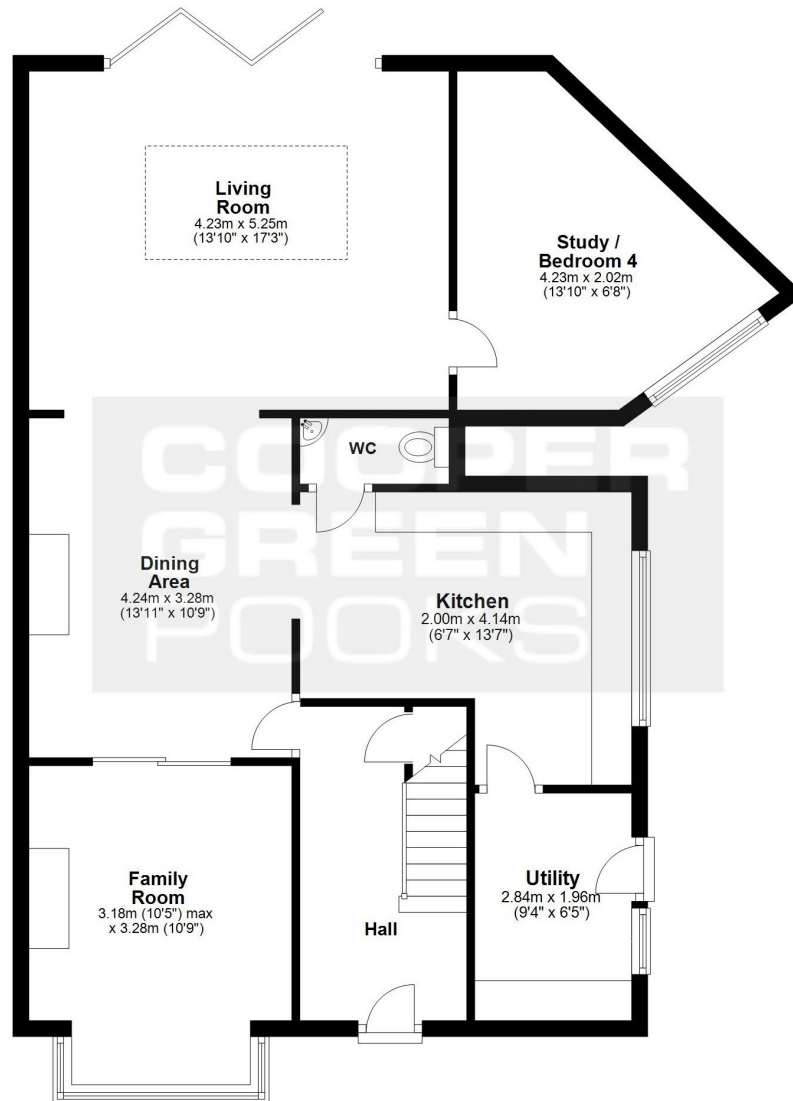
KEY FEATURES

- Extended to provide Impressive and very flexible living space with oak boarded flooring.
- Entrance hall with walk in storage.
- Family room with bay window to front and recessed wall mounted gas fire.
- Large open plan dining/living room with light lantern and bi-folding doors opening to rear decked terrace.
- Home office which could alternatively be used as a 4th double bedroom.
- Well fitted kitchen with integrated appliances. There is also a good-sized adjoining utility room providing side access and a cloakroom.
- Staircase from hall to landing where there are 3 bedrooms and a family bathroom.
- Double glazed windows and gas fired central heating.
- Gravelled driveway providing parking for 2/3 cars.
- Private lawned south/west facing garden enclosed by established hedging. There is also an adjoining paved terrace and useful timber cladded store.
- At the rear of the property there is a lovely, secluded courtyard garden, which is decked with pergola.
- A brilliant location on a lovely road, just a short walk from Coleham, with its fantastic and varied range amenities and outstanding primary school, from which you are also only a few minutes' walk to the town centre via the Greyfriars footbridge.
- Both the Priory school and Shrewsbury school are also within walking distance of the property.
- No upward chain



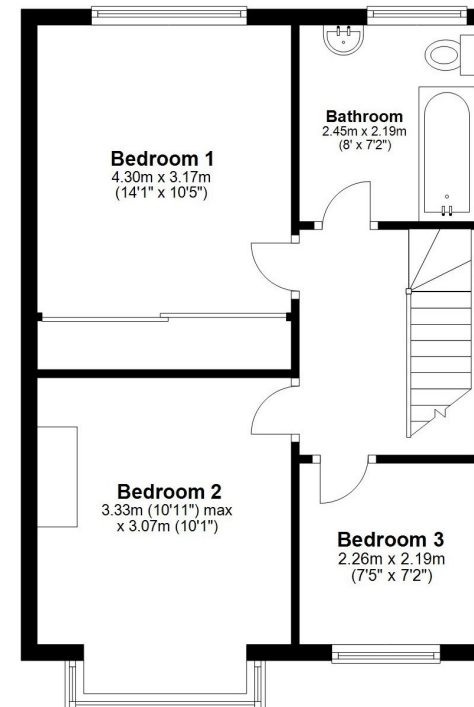
Ground Floor

Approx. 90.1 sq. metres (969.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 132.6 sq. metres (1427.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





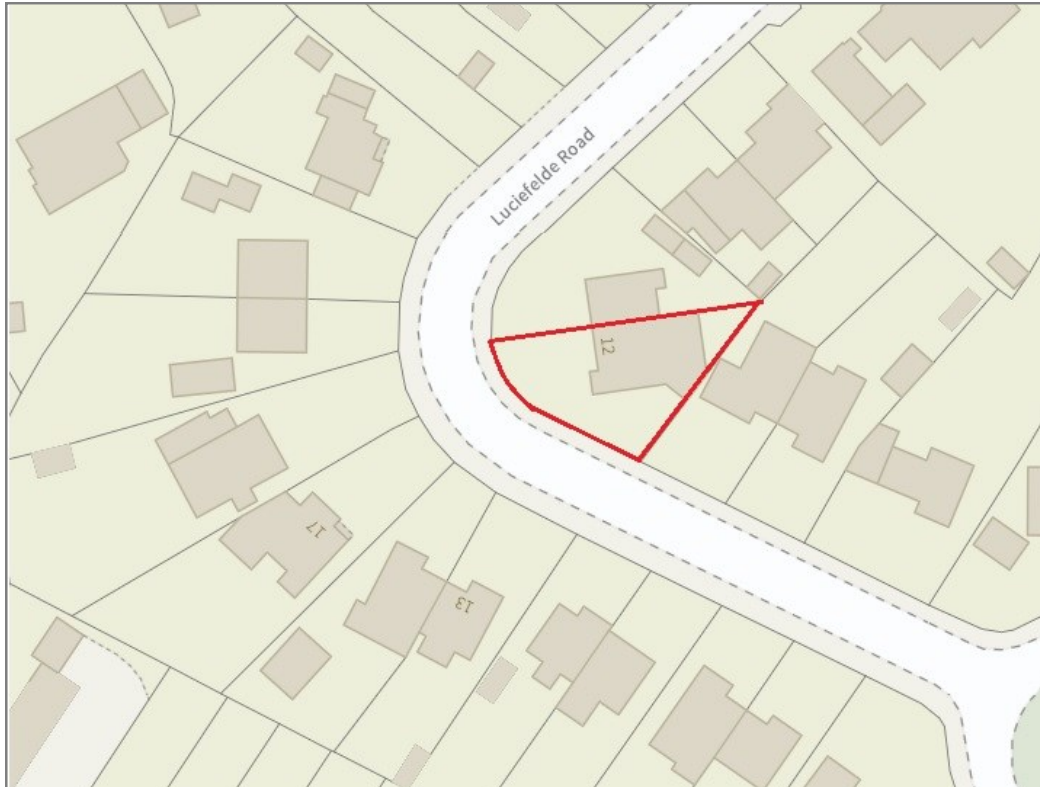




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666

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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.

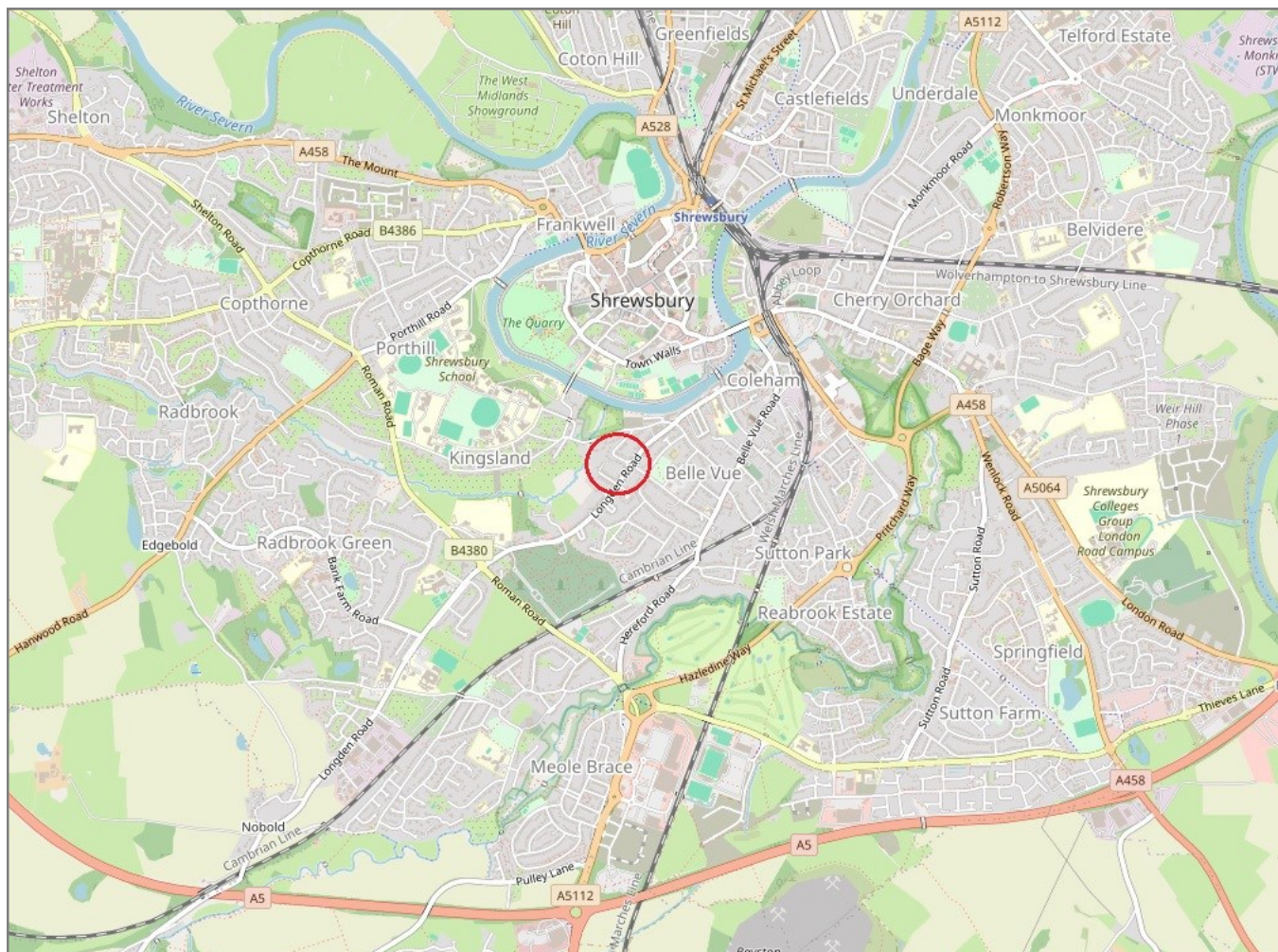


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