



110 Sutton Road, Shrewsbury SY2 6RA

3 bedroom semi-detached house—£285,000 Freehold

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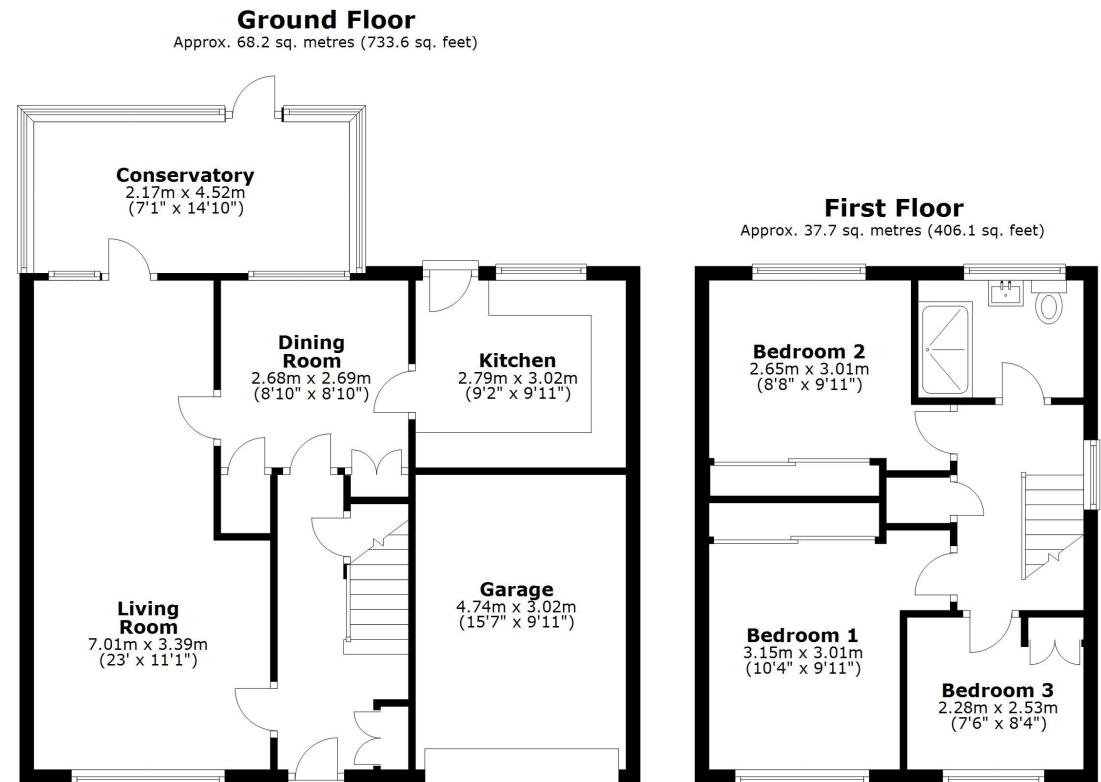
£285,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This extended semi detached family home has been significantly improved throughout to a high standard, whilst being located in a very popular and convenient part of town with a large private garden.

KEY FEATURES

- Very well presented interior with wood effect flooring throughout the ground floor living areas, along with replacement double glazed windows and an upgraded gas central heating system.
- Entrance hall with built in storage cupboards and doors providing access to both the living and dining rooms.
- Good sized living room with window to front and glazed door to rear, connecting to a garden room/conservatory that opens to the rear garden.
- Separate dining room with built in storage and door to the adjoining kitchen, which has been re fitted to a high standard along with integrated appliances and tiled flooring. There is also a window and part glazed door to the rear that opens to a useful covered area and the garden.
- Staircase from the hall to the first-floor landing, where there are 3 bedrooms and a re fitted shower room. All the bedrooms have custom-made built-in wardrobes and wood effect flooring to match the ground floor.
- Lawned front garden with established boarder and gravelled area. Adjoining which there is a driveway providing parking and access to the garage.
- Large private rear garden which is again lawned with and extensive gravelled area and paved sun terrace.
- Located just a stones throw from some excellent local amenities, such as a supermarket and good pub. There are also various schools nearby, Mereside park and cycle/foot path which leads directly though the beautiful Reabrook conservation area towards the town centre, which is only just over a mile away.



Total area: approx. 105.9 sq. metres (1139.7 sq. feet)







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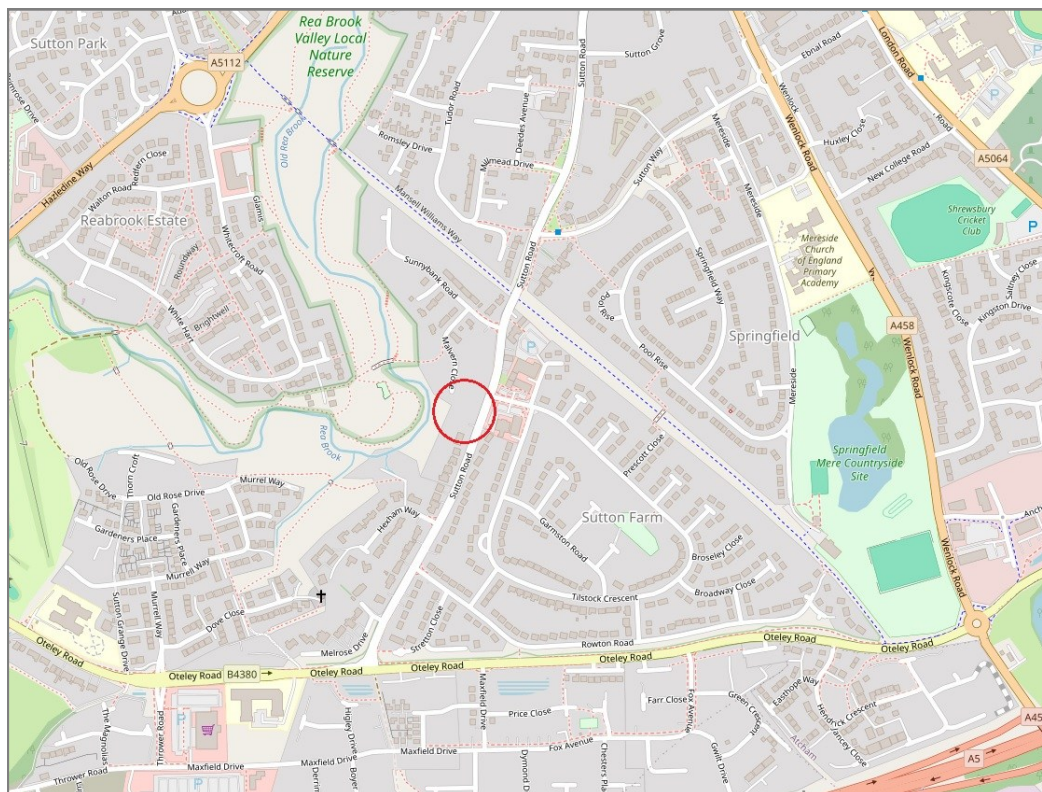
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BOUNDARIES NOT CONFIRMED



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.

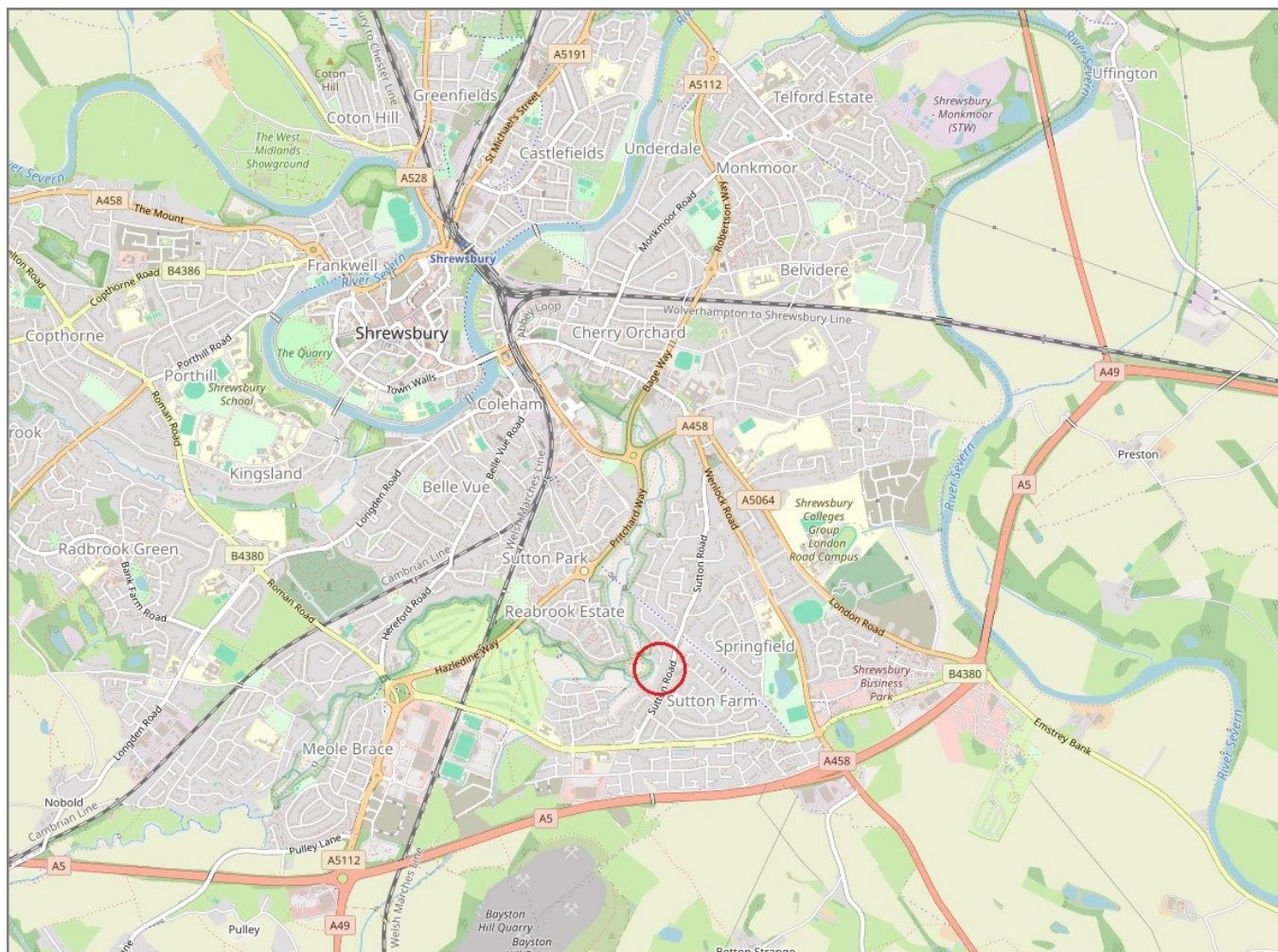
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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