



**12 Mallard Close, Sundorne Grove, Shrewsbury SY1 4UF**

3 bedroom terraced house—£230,000 Freehold

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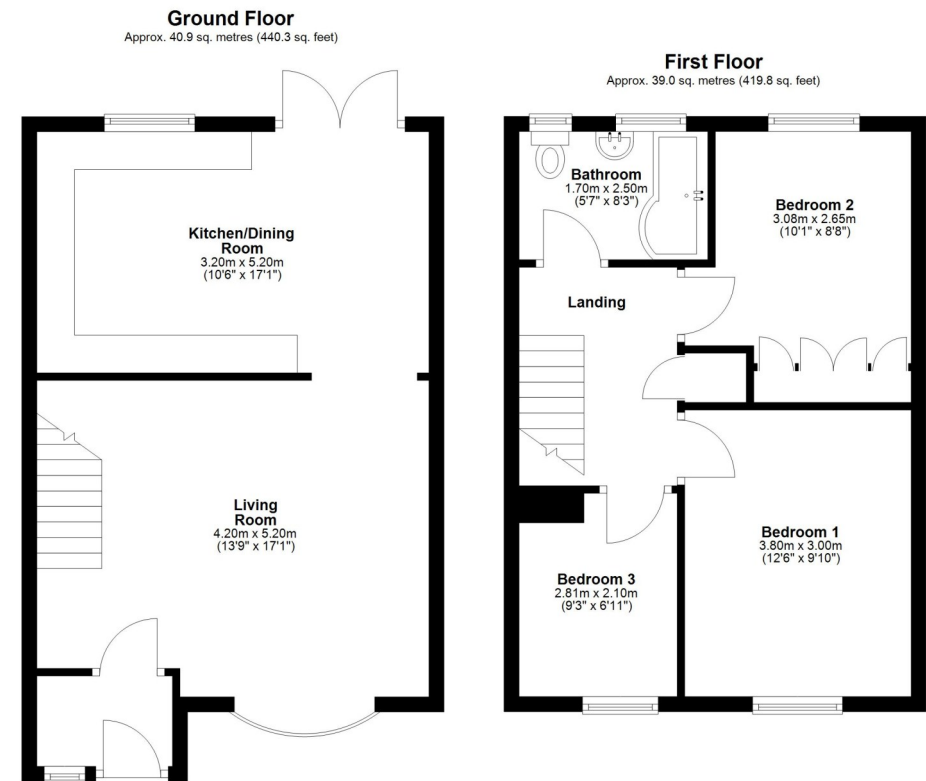
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

Quietly situated at the end of a cul-de-sac, this neatly presented terraced house offers very well-proportioned and practical accommodation throughout, while benefitting from a private rear garden, as well as allocated and visitor parking.

### KEY FEATURES

- Entrance porch opening to a good-sized living room with feature bay window to front
- Lovely open plan kitchen/dining room, with plenty of fitted units and glazed double doors onto the rear garden
- Two double bedrooms, one having built in wardrobes, a further generous single bedroom and well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace, timber store and planted borders
- Allocated parking space as well as additional visitor parking
- A great location, tucked away within a quiet cul-de-sac, in a popular residential area, located on the fringe of the town and within easy access of local schools, retail parks, Sports Village, Shrewsbury fitness/tennis club and bypass



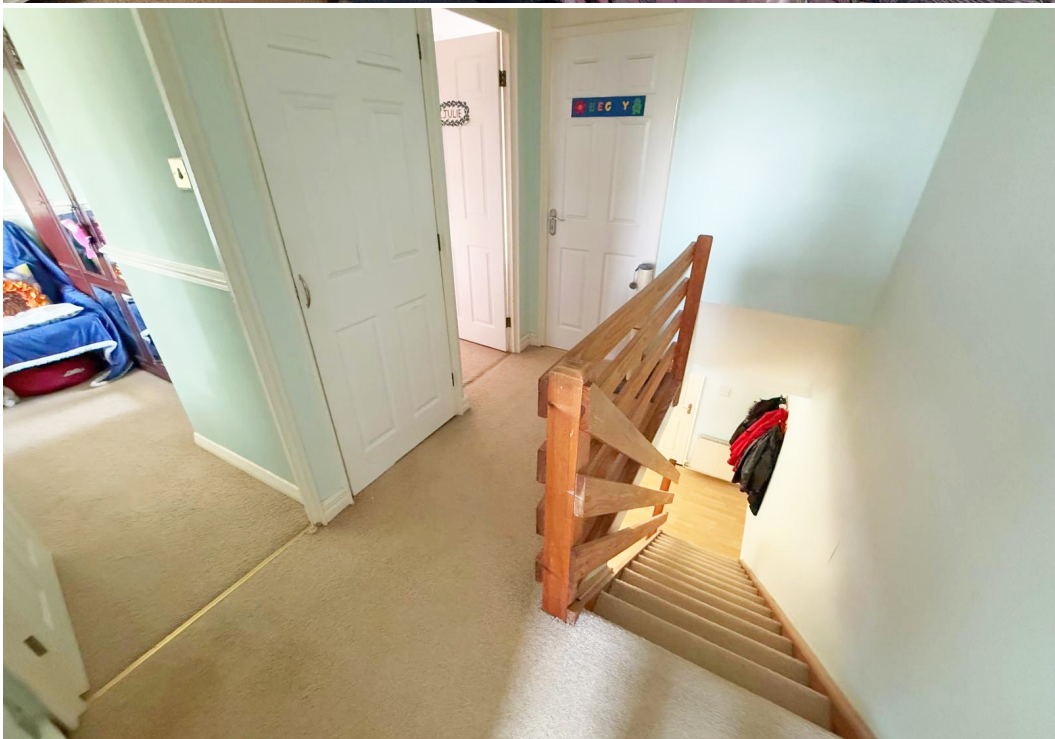
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Total area: approx. 79.9 sq. metres (860.1 sq. feet)







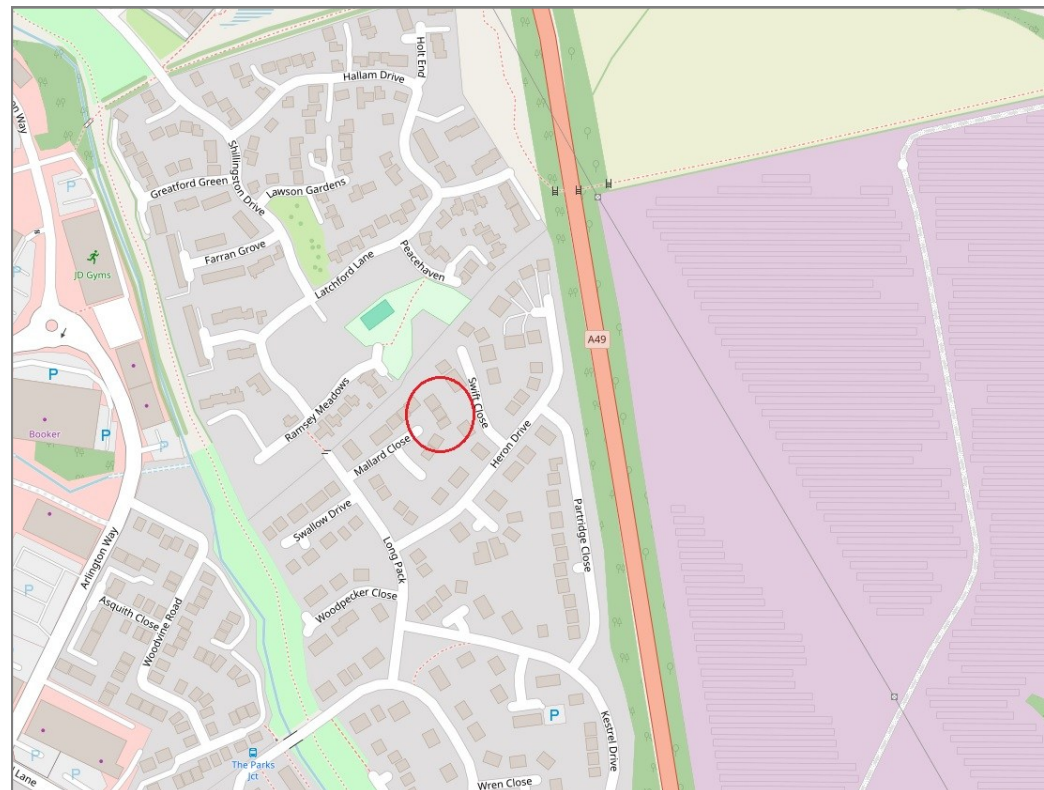
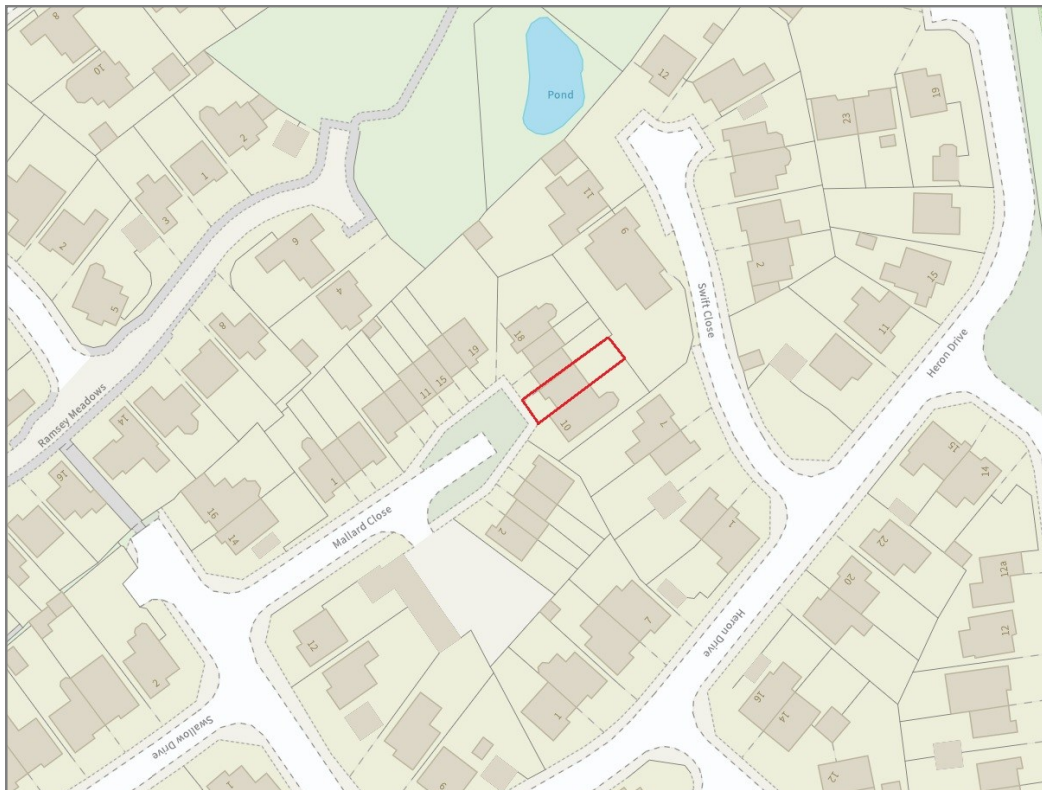
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**BOUNDARIES NOT CONFIRMED**

|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band B</b>                           |
| EPC Band        | <b>Band C</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.

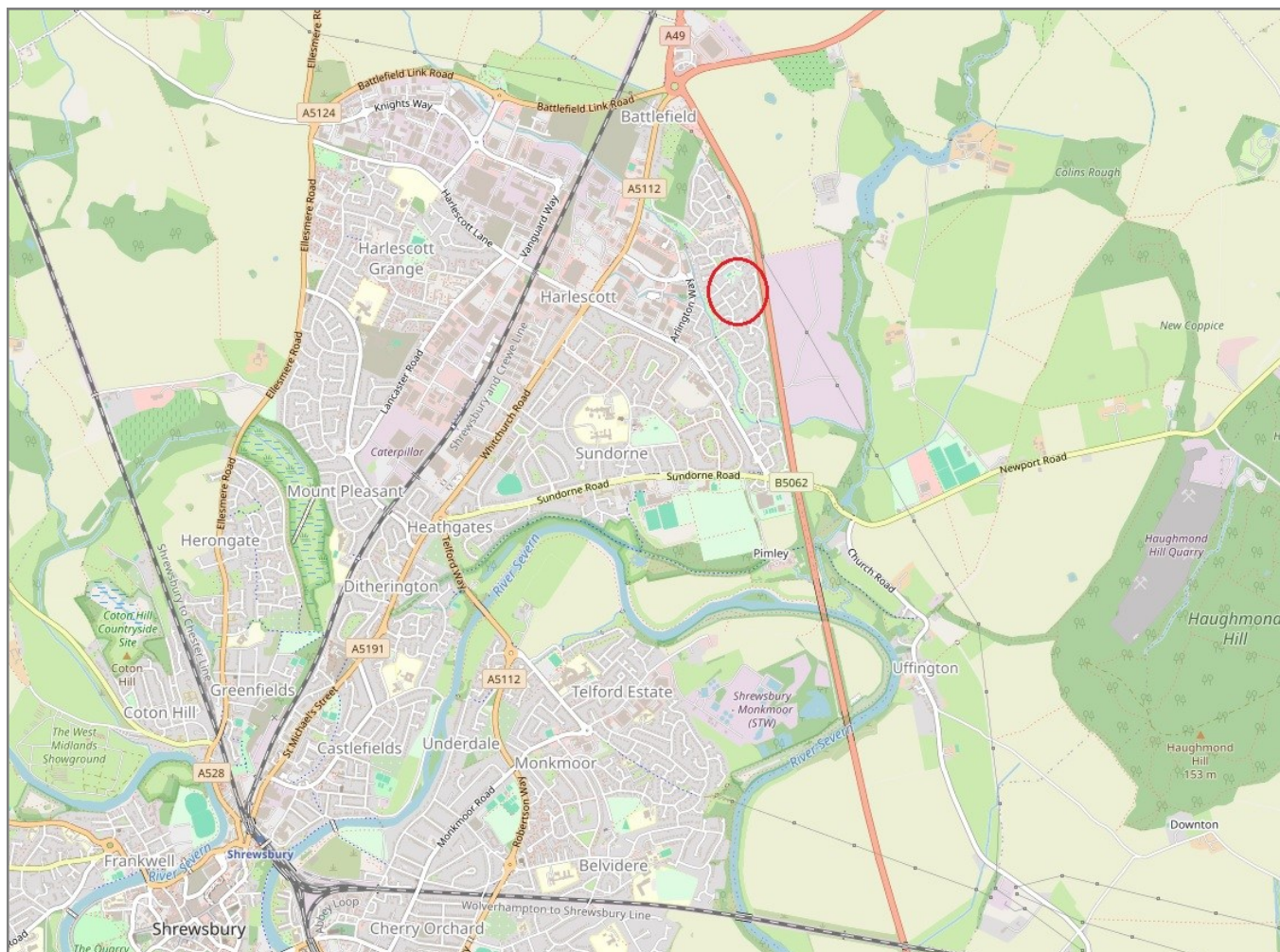
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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