



6 Uppington Avenue, Belle Vue, Shrewsbury, SY3 7JL

4 bedroom detached house — £750,000 Freehold

6 Uppington Avenue, Belle Vue, Shrewsbury, SY3 7JL

Coopergreenpooks.co.uk

£750,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

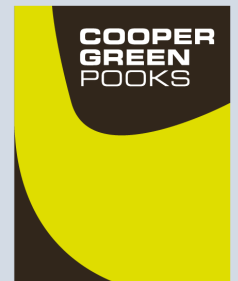
Occupying a fantastic position, tucked away at the end of a quiet no-through road, this very attractive detached family house offers well-maintained accommodation with plenty of characterful features throughout. The property sits within a good-sized plot, benefitting from a south-west facing garden, private driveway, and purpose-built garden office/studios.

KEY FEATURES

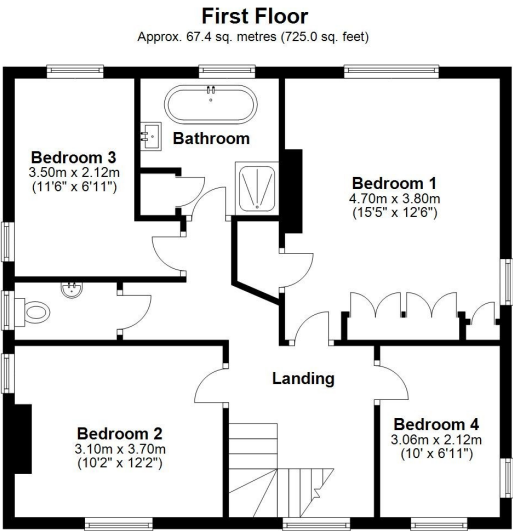
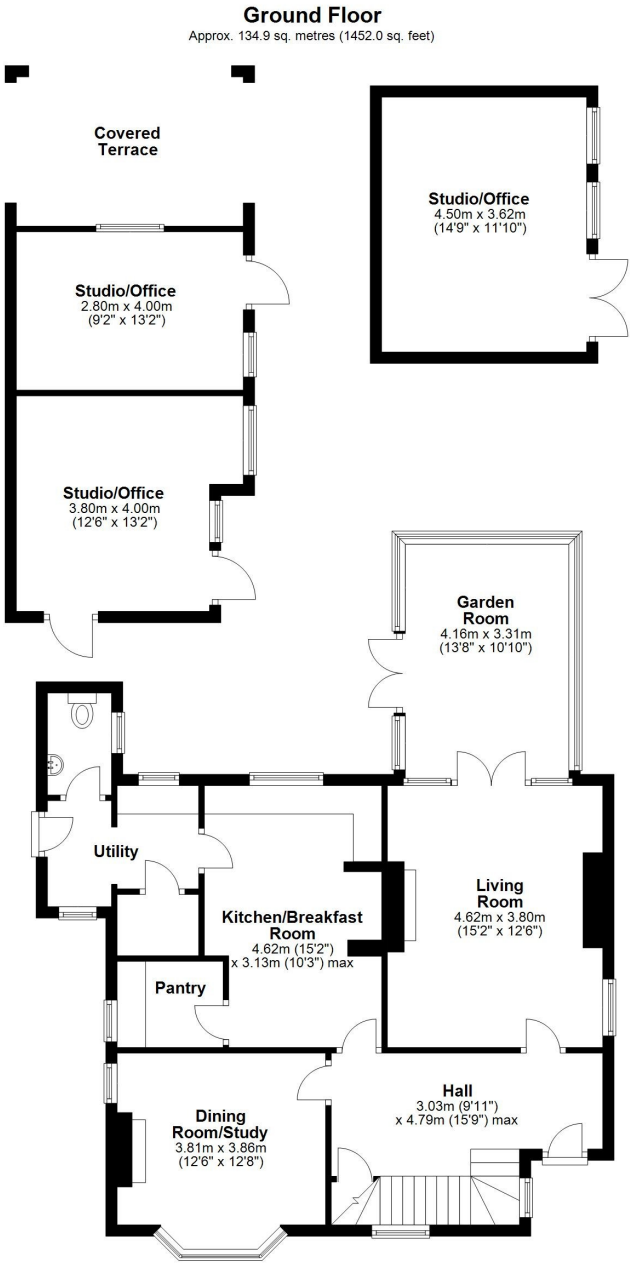
- Covered entrance opening to an impressive hallway with useful storage and turning staircase to a light and spacious landing
- Living room with a feature fireplace and glazed doors to the extended oak framed garden room, which has limestone tiled flooring and direct access to the garden
- Separate fitted kitchen with a very practical walk-in pantry and access to the utility, which has additional storage and access to both the garden and cloakroom
- There is also a further versatile reception room on the ground floor, previously used as a study, but would also make a great play room or sitting room
- On the first floor are four bedrooms, all having windows to two elevations allowing plenty of natural light, with bedroom one having built in wardrobes
- The family bathroom comprises a free-standing roll-top bath and separate shower, with the WC being located off the landing
- Attractive and established south-west facing garden, laid to lawn with a paved terrace, a variety of mature fruit trees, well-stocked borders, and large shed. There are also two purpose-built, oak finished timber framed buildings, one of which is split into a workshop and studio, and both are fully insulated (floors, walls, and ceilings), have power, lighting, double glazing and electric heating, creating the perfect home office, studio, summer house, or additional accommodation if required
- To the front of the property is a private gated driveway providing parking and adjoining garden with mature plants and trees
- A superb location, quietly and conveniently situated within a short walk from the vibrant Coleham area, with its outstanding primary school, café, riverside pub/restaurant, and many other independent businesses. The Quarry Park and town centre are located just beyond, via the Greyfriars footbridge
- This property has been well-maintained and improved over recent years, while still allowing plenty of potential for further extension/development. The current owners previously had planning permission granted for a rear extension to increase the size of the kitchen/dining room and create a larger bedroom with en-suite on the first floor, this is something that a new buyer can easily explore, and proposed plans can be seen within our advert
- Sold with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



£750,000 Freehold — 4 bedroom detached house



Total area: approx. 202.3 sq. metres (2177.0 sq. feet)













6 Uppington Avenue, Belle Vue, Shrewsbury, SY3 7JL

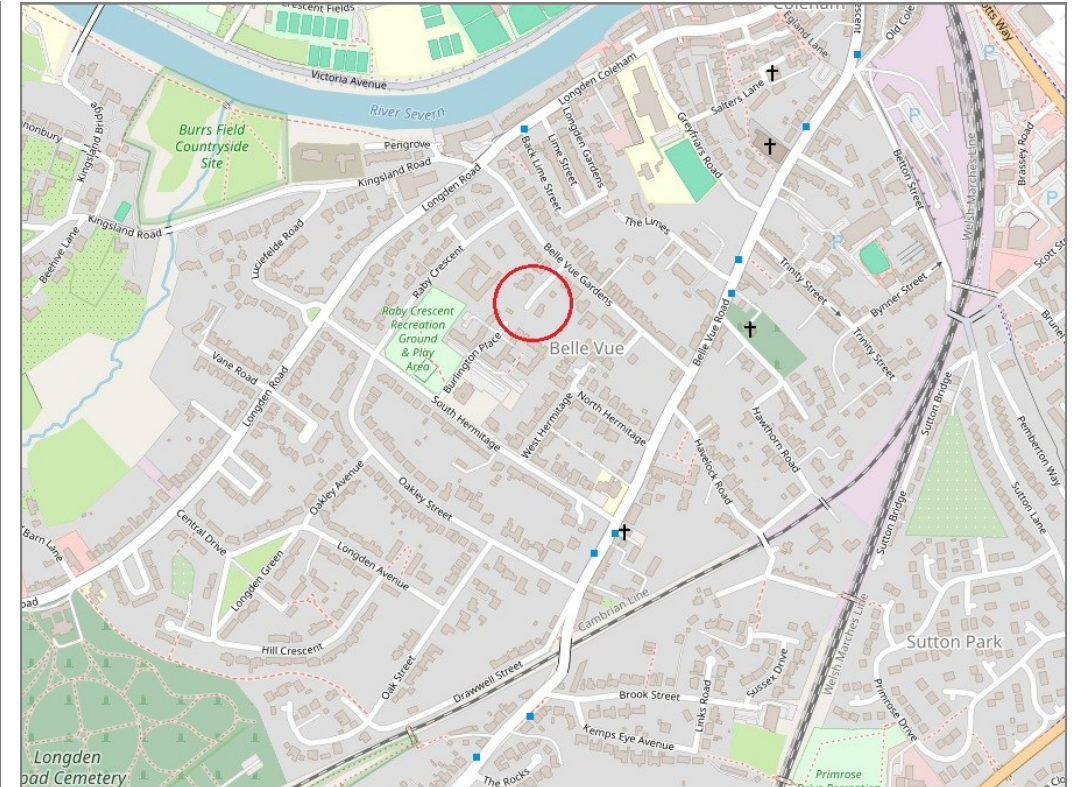
£750,000 Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	Band D
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.

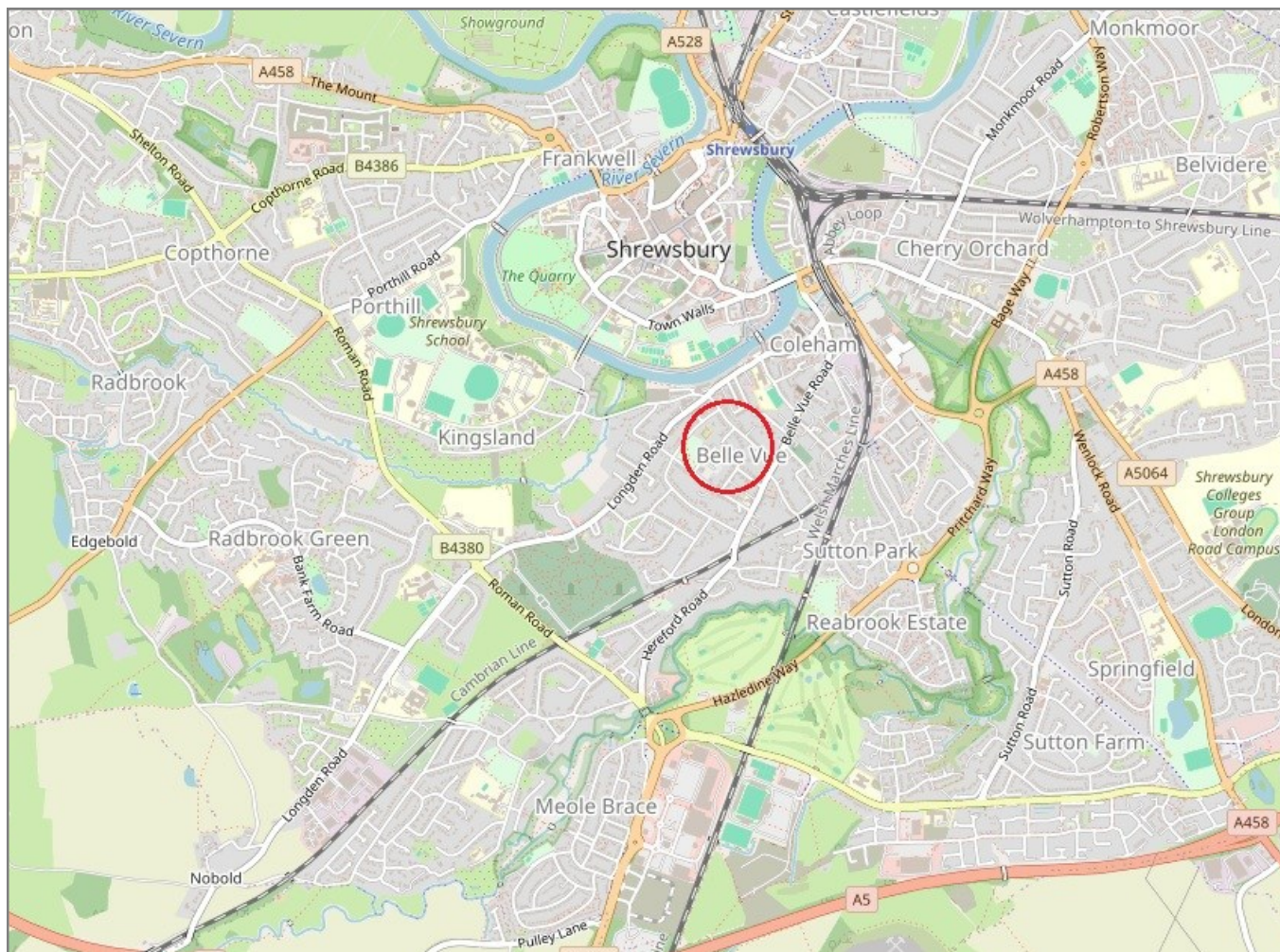
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

6 Uppington Avenue, Belle Vue, Shrewsbury, SY3 7 JL

Coopergreenpooks.co.uk

£750,000 Freehold— 4 bedroom detached 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.