



22 Stretton Close, Sutton Farm, Shrewsbury, SY2 6EY

4 bedroom demi-detached house—£325,000 Freehold

22 Stretton Close, Sutton Farm, Shrewsbury, SY2 6EY

£325,000 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

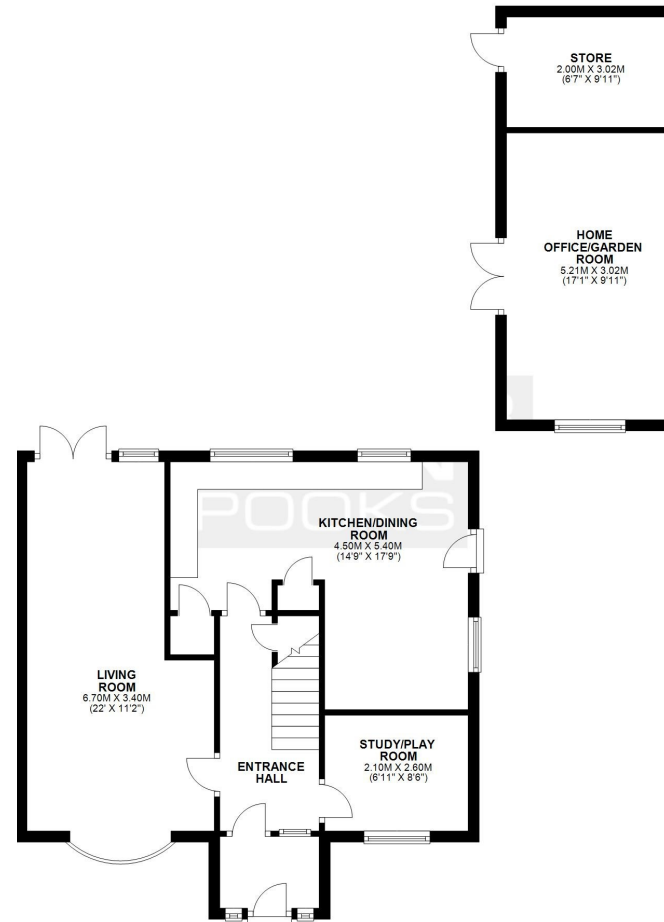
Coopergreenpooks.co.uk

This well-presented semi-detached house has been extended and significantly improved to provide spacious and practical accommodation throughout, while benefitting from a purpose built home office/garden room. The property is located at the end of a quiet cul-de-sac, a short distance from an excellent range of amenities and less than two miles from the town centre.

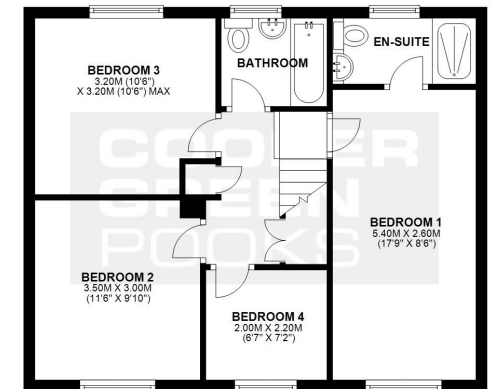
KEY FEATURES

- Entrance porch opening to good sized hallway
- Living room with feature bay window to front and glazed double doors to the garden
- Fantastic open plan kitchen/dining room, complete with plenty of storage and access to side
- Versatile ground floor study/playroom
- Large master bedroom with en-suite shower room
- A further three bedrooms and well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Private enclosed rear garden, laid to Indian stone terrace with purpose built garden room/home office which has power, lighting and additional store
- The property has been improved over recent years with works including; replacement windows and doors, new boiler and heating system, external landscaping and building of the home office

GROUND FLOOR
APPROX. 78.4 SQ. METRES (844.2 SQ. FEET)



FIRST FLOOR
APPROX. 52.4 SQ. METRES (564.2 SQ. FEET)



TOTAL AREA: APPROX. 130.8 SQ. METRES (1408.4 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 Planit.

Cooper Green Pooks

3 Barker Street

Shrewsbury

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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC	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.

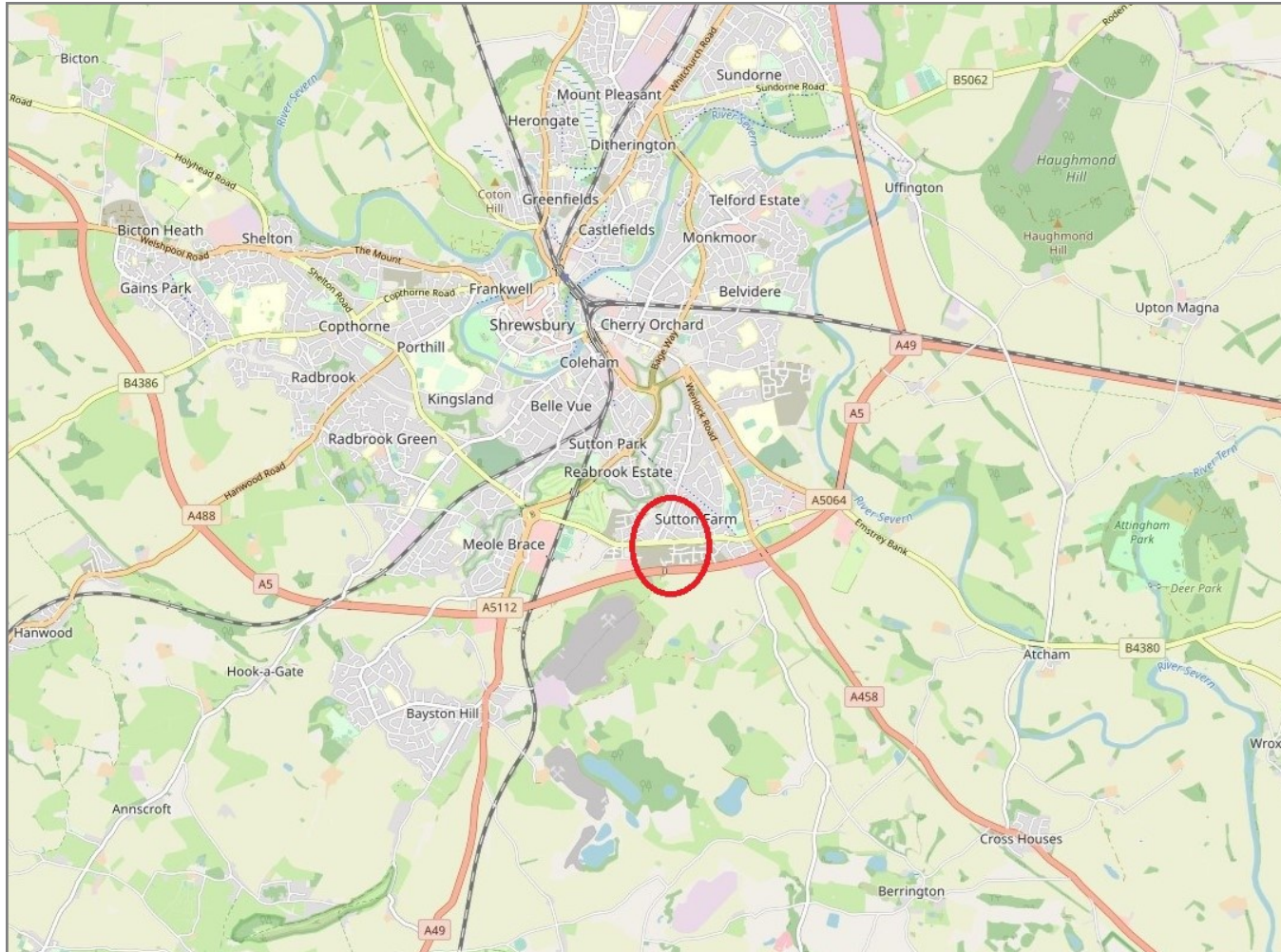
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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