



11 Westwood Drive, The Mount, Shrewsbury, SY3 8YB

3 bedroom link detached house — £395,000 Freehold

11 Westwood Drive, The Mount, Shrewsbury, SY3 8YB

£395,000 Freehold — 3 bedroom link detached house

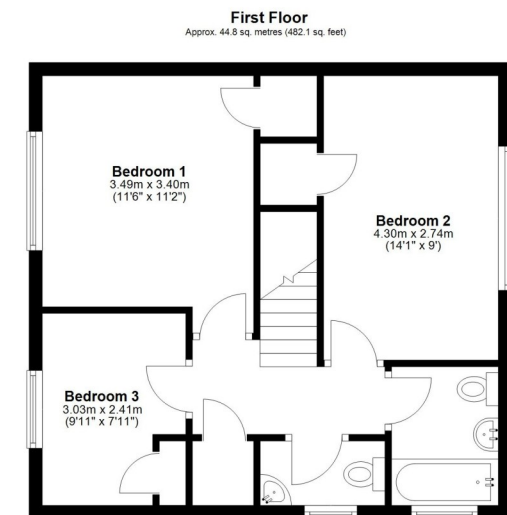
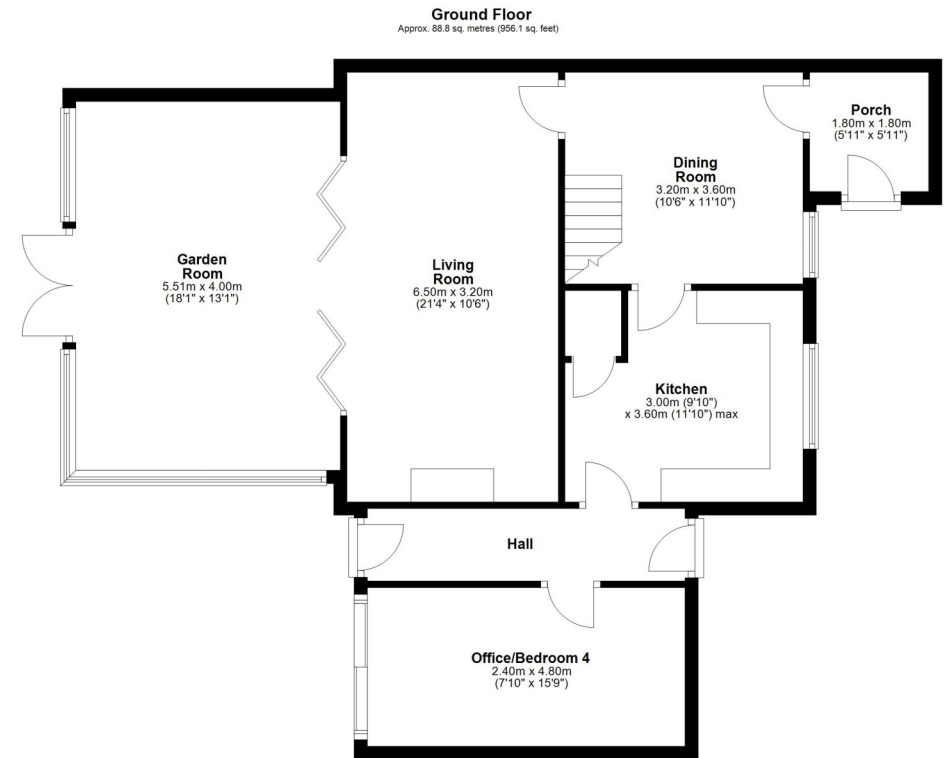
sales@cgpooks.co.uk

Situated within a very popular residential area, this detached family house has been extended and improved to provide practical and versatile accommodation, while benefitting from a lovely south facing garden, driveway parking and converted garage.

KEY FEATURES

- Entrance porch opening to the dining room/reception hall with staircase to the first-floor landing
- Fitted kitchen with a range of units, space for appliances and useful under stairs pantry
- Impressive living room with a feature fireplace, wood burning stove, and bi-folding doors opening into the extended conservatory, which can be used as a dining room or additional reception room
- There is also a side hall connecting to the garden, front driveway, kitchen, and garage which has been converted into a home office or 4th bedroom, having heating and glazed patio doors to the rear
- On the first floor are three bedrooms, all having built-in wardrobes, a family bathroom, additional separate WC, and useful storage
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped south facing garden, laid to lawn with a paved terrace, planted borders and a variety of specimen trees. There is also a 12" x 10" timber outbuilding that has been purpose built as a workshop and has connected power and lighting
- To the front of the property is a block paved driveway providing parking, an adjoining lawned garden and mature hedge creating an additional private seating area
- A fantastic setting, just off The Mount, quietly and conveniently located within a 5/10-minute drive from the town centre and within walking distance of the excellent Woodfield Primary school and the Royal Shrewsbury Hospital.

Coopergreenpooks.co.uk



Total area: approx. 133.6 sq. metres (1438.2 sq. feet)









11 Westwood Drive, The Mount, Shrewsbury, SY3 8YB

£395,000 Freehold — 3 bedroom link detached house

sales@cgpooks.co.uk

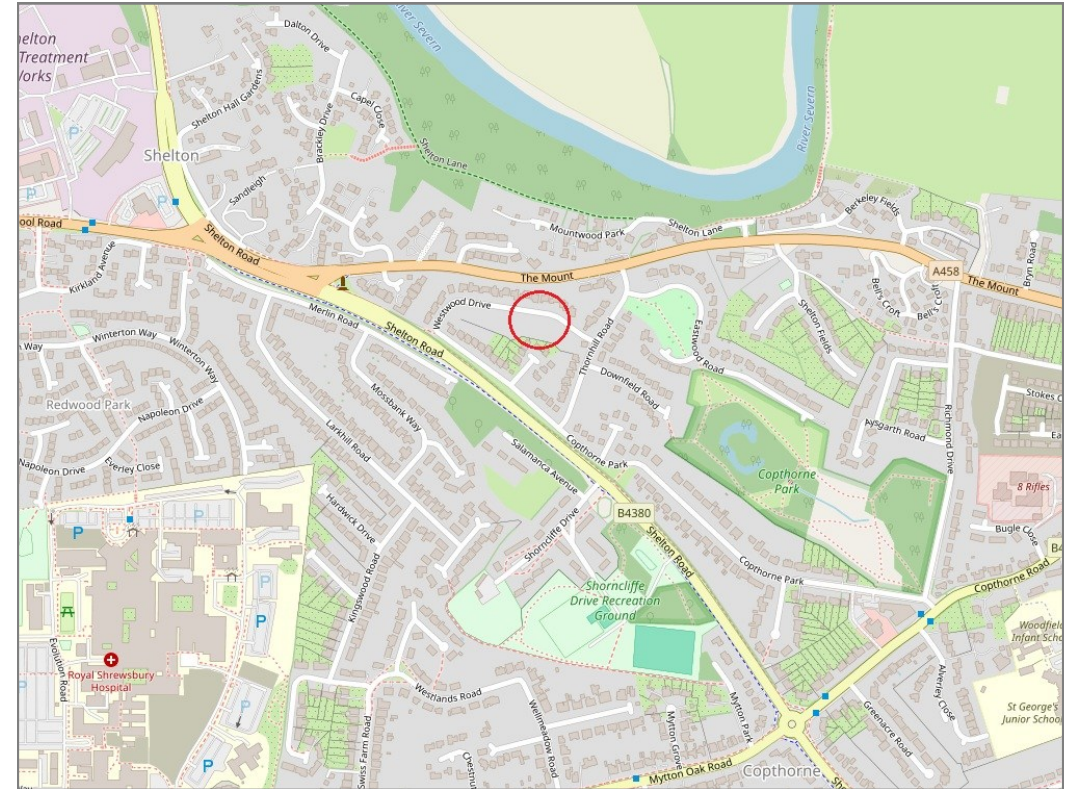
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



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

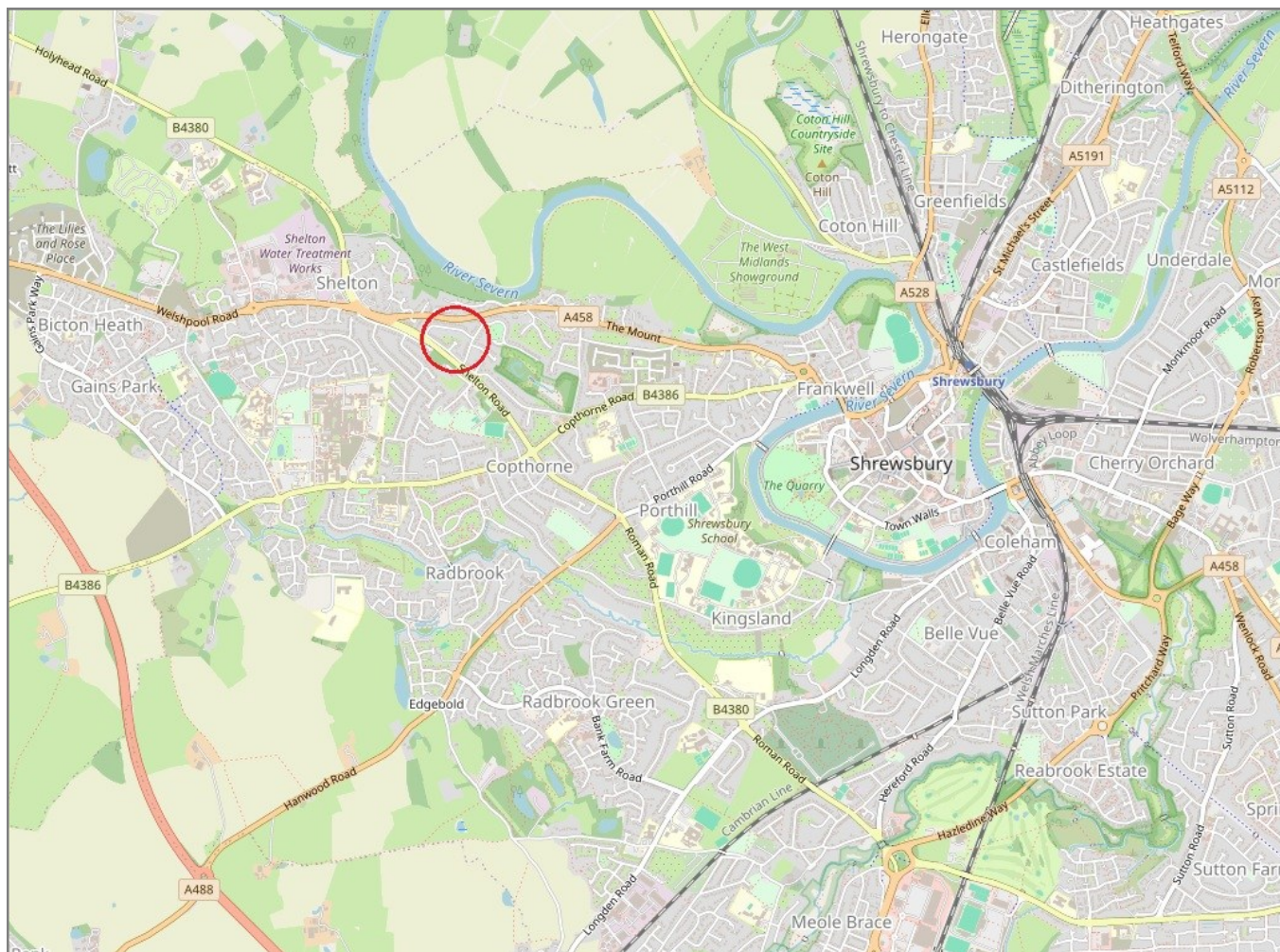
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

11 Westwood Drive, The Mount, Shrewsbury, SY3 8YB

Coopergreenpooks.co.uk

£395,000 Freehold — 3 bedroom link 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.