



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

3 bedroom semi-detached house — £275,000 Freehold

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

Coopergreenpooks.co.uk

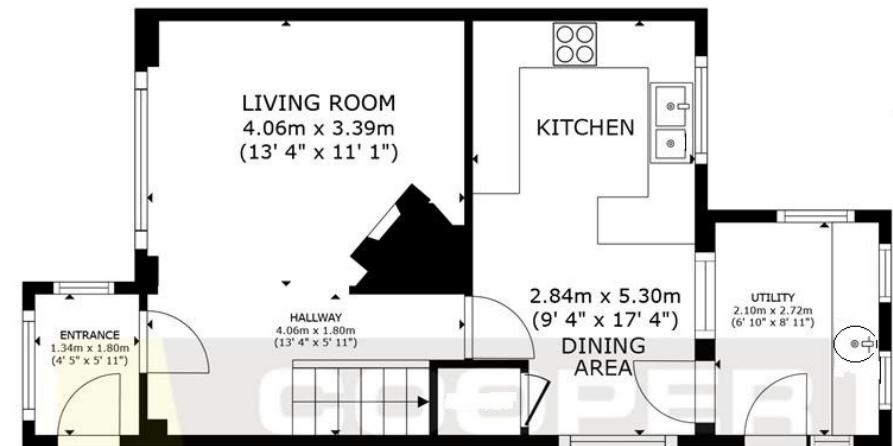
£275,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

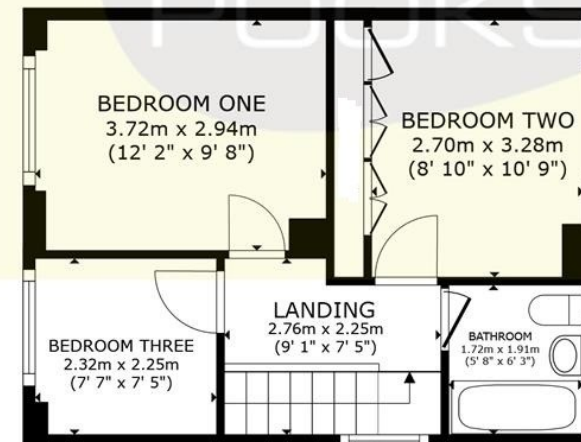
Occupying a good-sized corner plot, this extended and improved semi-detached house provides very practical and neatly presented accommodation, benefitting from a large private garden, detached garage, and driveway parking.

KEY FEATURES

- Entrance porch opening to the spacious living room, which has a window to front, feature fireplace and staircase to landing
- Modern open plan kitchen, complete with a range of fitted units, dishwasher and storage cupboard
- The extended separate utility has further fitted units, space for appliances and access to the rear garden
- On the first floor are three bedrooms, one of which has built-in wardrobes, and a well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Good-sized private garden, extending to the rear and side, laid to lawn with paved terrace and recently installed fencing
- Detached single garage with power, lighting and an up and over secure garage door, as well as driveway parking and gated access to the garden
- To the front of the property are further lawned gardens and gated access to side
- The property has been improved and very well-maintained over recent years, having a brand-new roof within the last 12 months
- A great location within a quiet cul-de-sac, a short distance from an excellent range of amenities, road links via the bypass, and less than two miles from the town centre
- Sold vacant with no upward chain



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 46.0 m² (496 sq.ft.) FIRST FLOOR 37.1 m² (399 sq.ft.)
TOTAL : 83.1 m² (895 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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

£275,000 Freehold — 3 bedroom semi-detached house

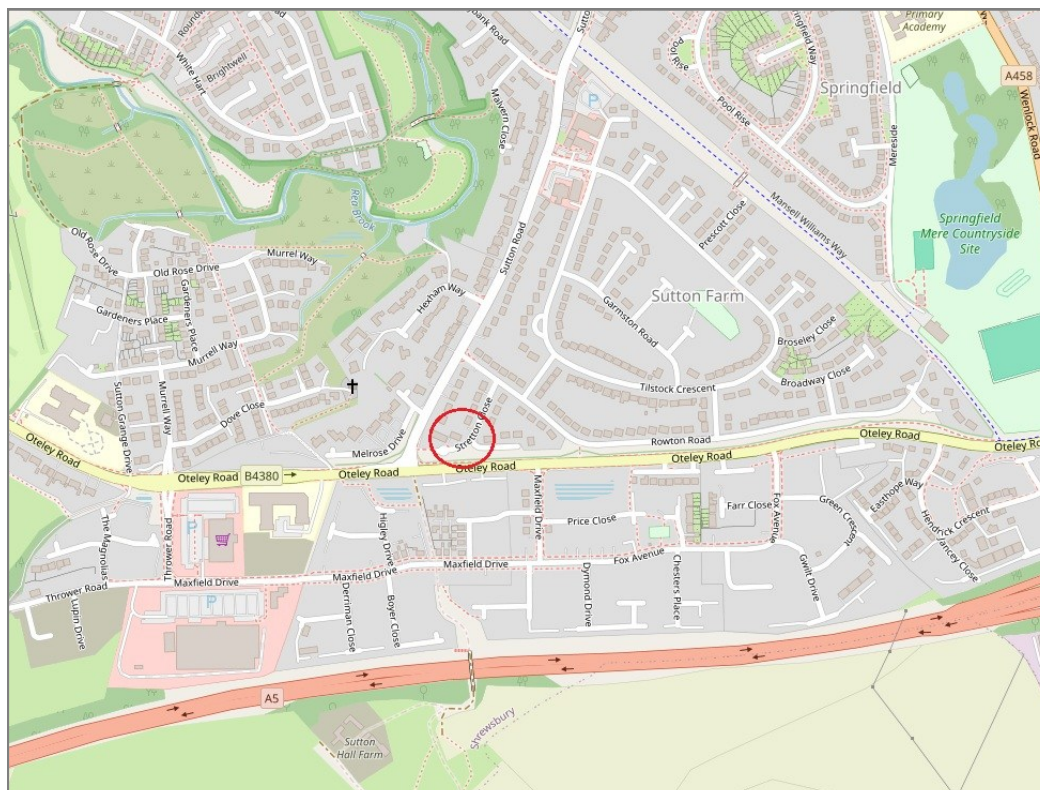
sales@cgpooks.co.uk

rightmove

onTheMarket.com



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.

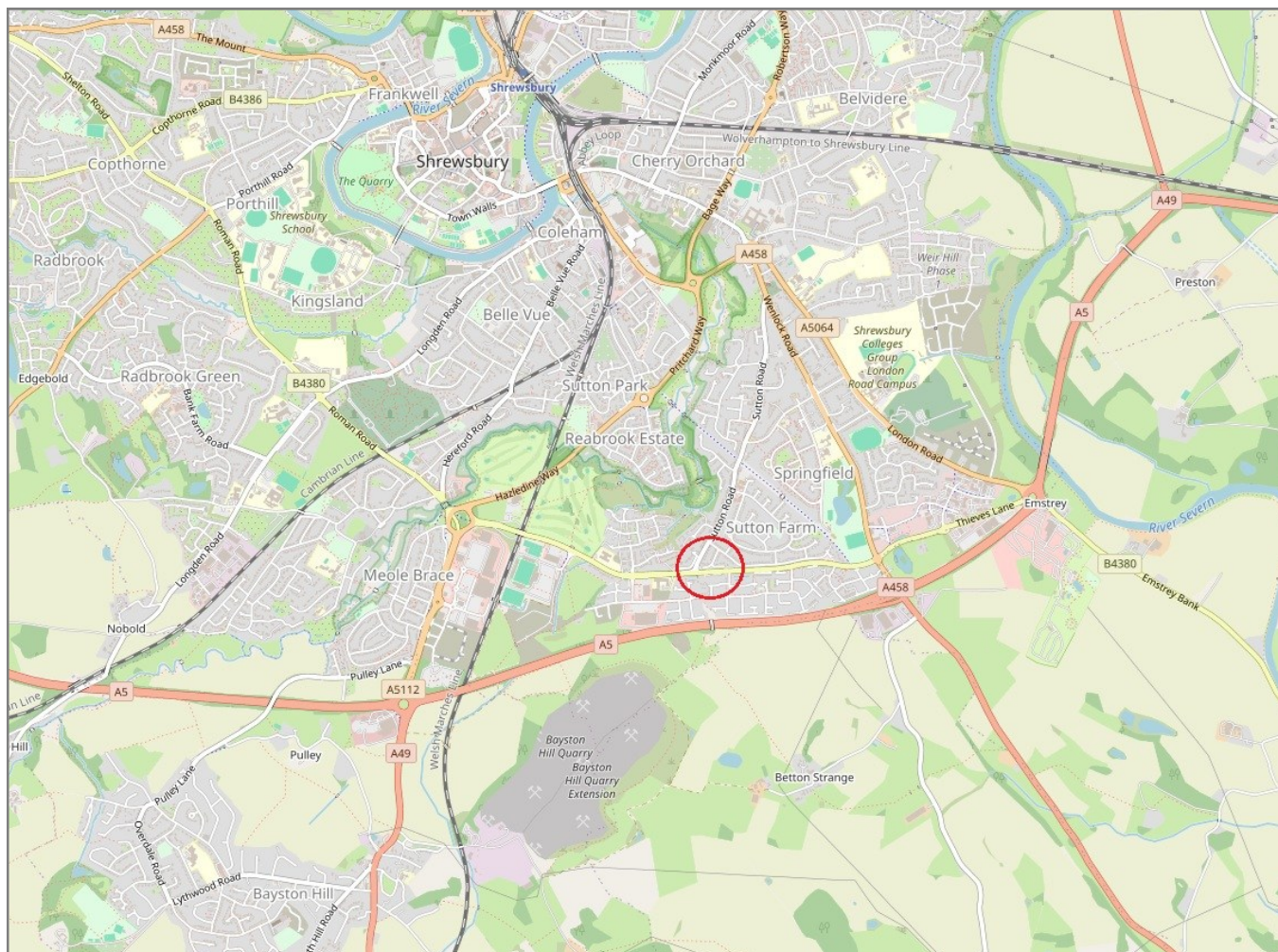
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Coopergreenpooks.co.uk

£275,000 Freehold — 3 bedroom semi-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.