



**100 Primrose Drive, Sutton Park, Shrewsbury, SY3 7TR**

3 bedroom semi-detached house — £330,000 Freehold



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

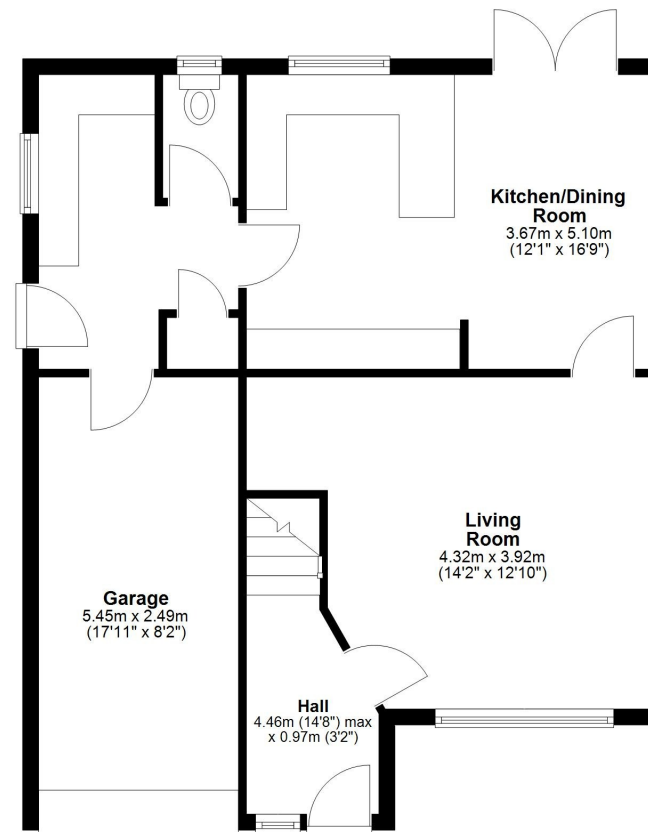
This significantly improved semi-detached home offers good accommodation with a private south facing rear garden. The property is well situated in a quiet and private setting within the popular Sutton Park area, only a short walk from Reabrook, Belle Vue and the town centre.

## KEY FEATURES

- Entrance hall with oak boarded flooring which continues through to a spacious living room with feature fireplace and window to front.
- Open plan kitchen/dining room with a well fitted range of units to kitchen area, window and glazed double doors to rear sun terrace.
- Good sized utility room with cloakroom, providing access to the side of the property and also the garage.
- Staircase from hall to landing where there are 3 bedrooms and a re fitted shower room.
- uPVC double glazed windows and gas fired central heating.
- Resin bound driveway and parking area to front, also providing access to a single garage with electric door.
- To the rear of the property there is a lovely private south facing garden which is laid to lawn with established beds and a sizable resin sun terrace. There is also a garden store included in the sale.
- Superb location in a quiet neighbourhood, just a few minutes' walk from the Reabrook Shopping complex and nature reserve, as well as being within walking distance of Coleham and the town centre.

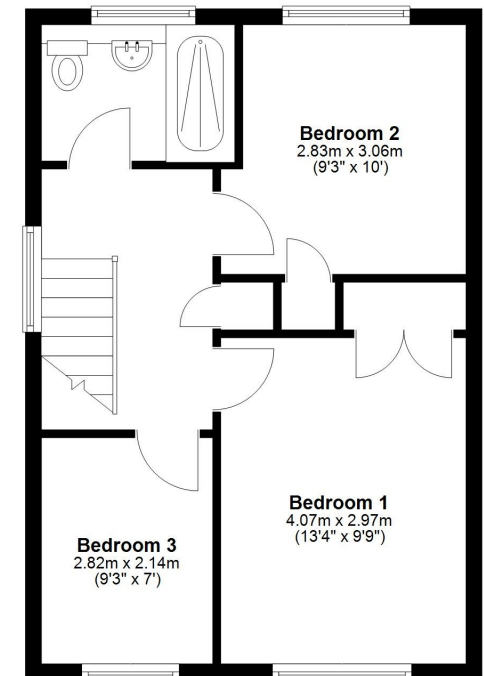
## Ground Floor

Approx. 66.4 sq. metres (715.0 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 107.6 sq. metres (1158.0 sq. feet)











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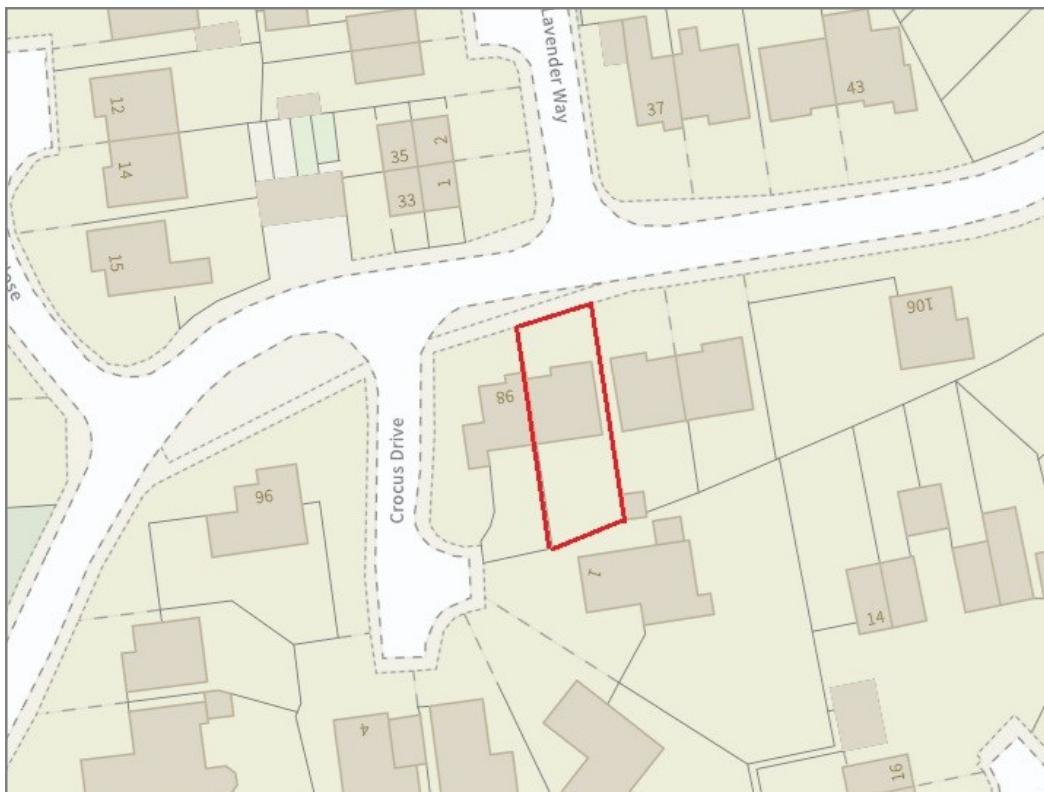
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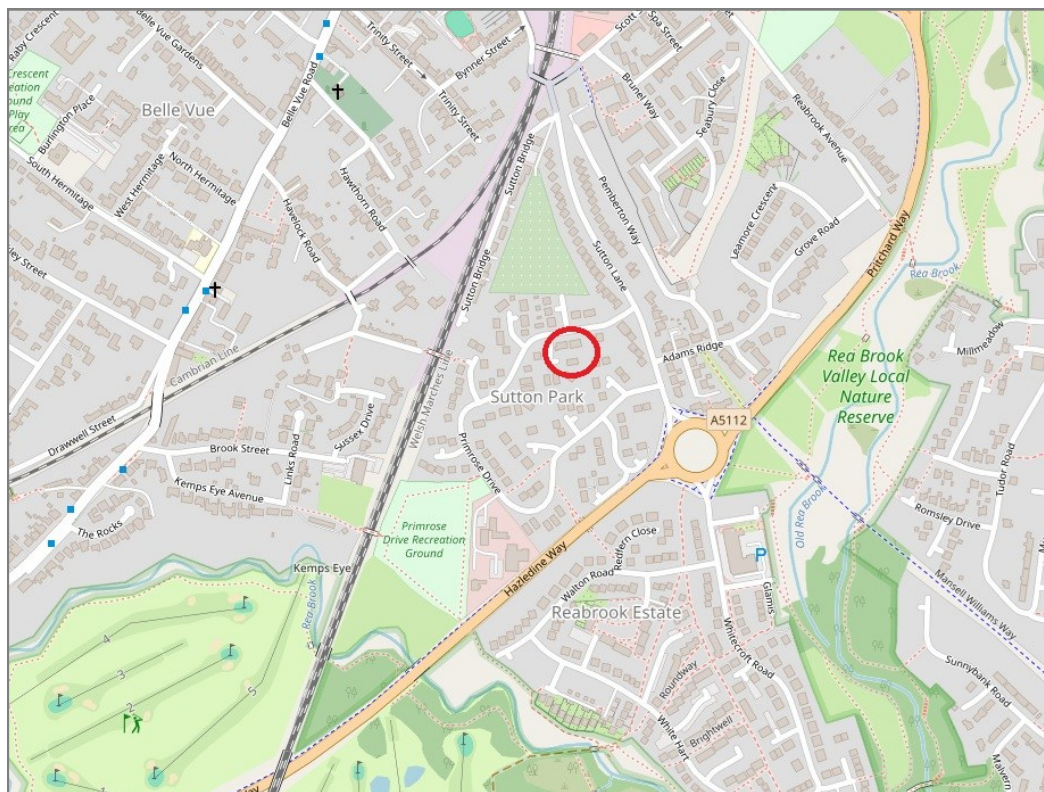
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</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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