



Sunnybank, Forton Bank, Montford Bridge, Shrewsbury, SY4 1ER

2 bedroom detached house — £425,000 Freehold

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Coopergreenpooks.co.uk

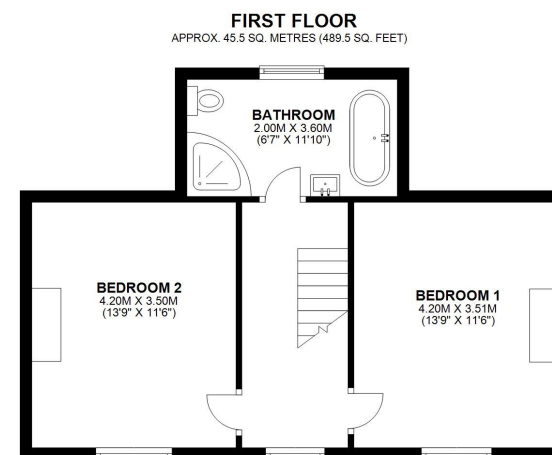
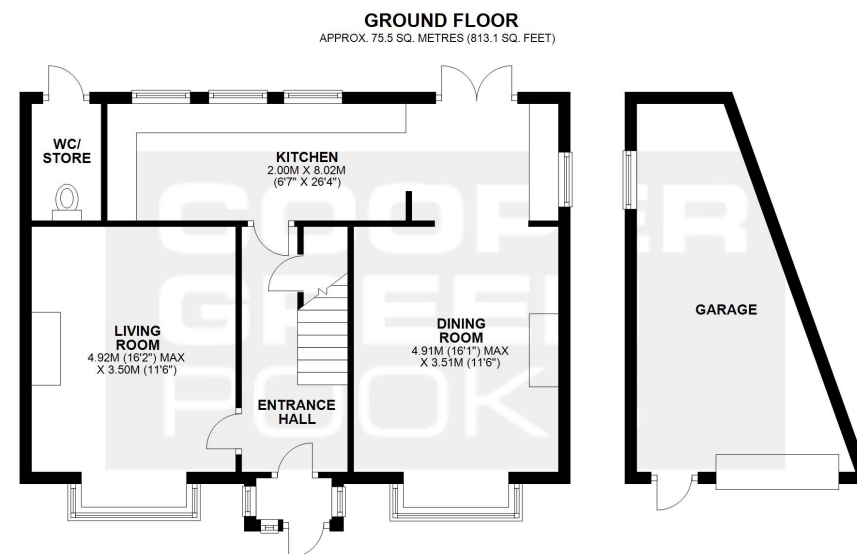
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sales@cgpooks.co.uk

This very attractive and characterful detached house is well situated just a 10-minute drive from Shrewsbury, with a lovely private garden and fantastic rural views across the adjoining countryside.

KEY FEATURES

- Stylishly modernised interior along with some lovely original features.
- Entrance porch opening to a hallway which has built in storage and a beautiful decorative tiled floor.
- Living room with bay window to front and a chimney breast with wood burner.
- Separate dining room that connects to the kitchen and also has a bay window to front. In addition to which there is a cast iron open fire surround and boarded flooring.
- Kitchen with quarry tiled flooring and adjoining utility/seating area, with windows to the rear and side, as well as glazed double doors to garden.
- Staircase from hall to landing where there are 2 double bedrooms and an impressive bathroom with roll top bath and separate shower.
- uPVC double glazed windows and oil-fired central heating. The boiler has recently been replaced, the loft insulated and the property has also been newly rewired.
- Driveway providing parking for several cars and access to a large, detached garage.
- Private established gardens to the front side and rear of the property, with the rear being south facing.
- Lovely semi-rural setting a short distance from local pub/restaurant, Bicton primary school and the bypass. Shrewsbury town is also just a 10-minute drive from the property.
- No onward chain.



TOTAL AREA: APPROX. 121.0 SQ. METRES (1302.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplans. 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 PlanUp.



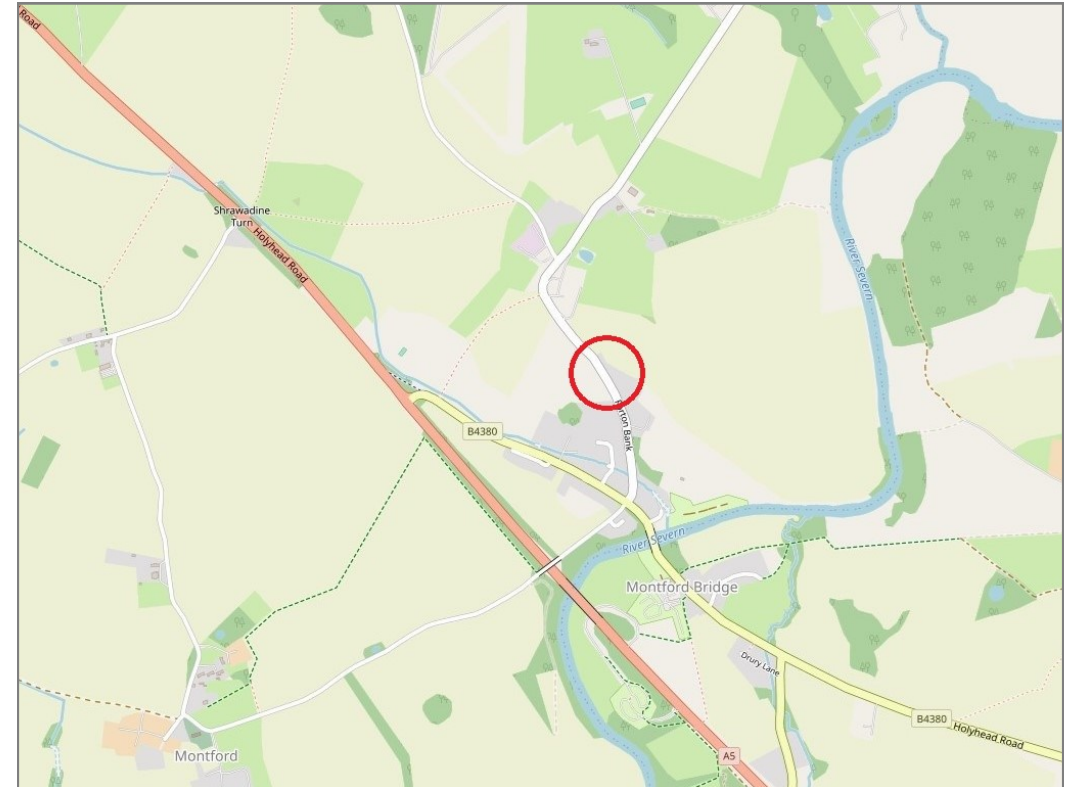




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	Mains water and electricity are connected, with oil fired central heating and septic tank drainage

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



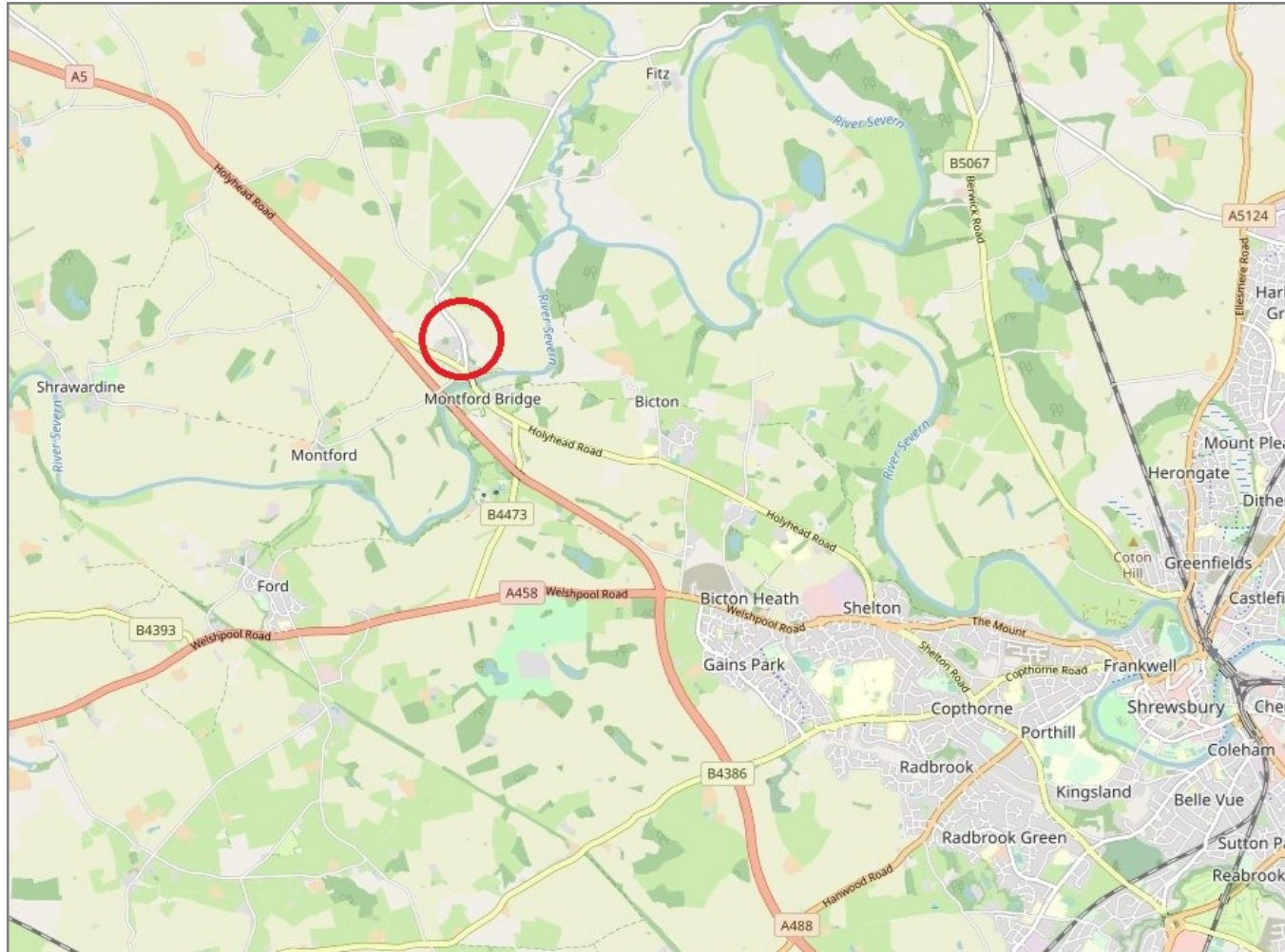
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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