



**28 Hallam Drive, Berwick Grange, Shrewsbury, SY1 4YE**

3 bedroom detached house — £325,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

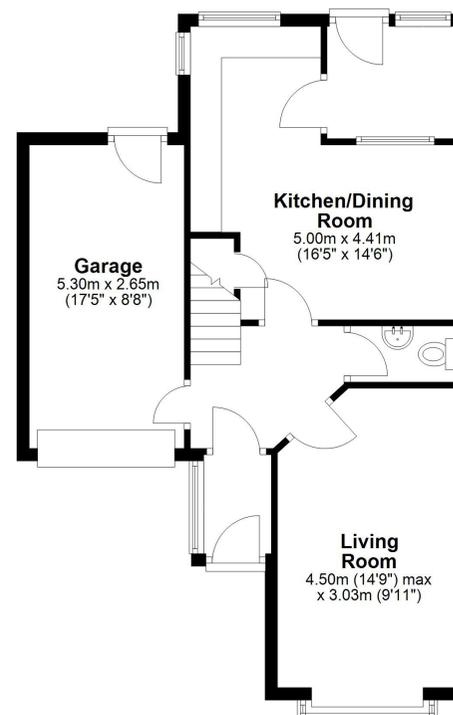
This attractive and well-designed modern detached family home has been significantly improved, whilst being in a lovely position with a private southwest facing rear garden .

## KEY FEATURES

- Entrance porch to hall with doors to living areas and cloakroom.
- Living room with window to front and a separate open plan kitchen/ dining room with wood effect flooring, windows to 2 elevations and part glazed door to rear entrance porch.
- Stylish range of re fitted units to kitchen area with integrated appliances.
- Staircase from hall to landing where there is a re fitted family bathroom and 3 good sized bedrooms. The main bedroom has a walk in dressing area with built in wardrobes and a re fitted en suite shower room.
- uPVC double glazed windows and gas fired central heating.
- Driveway providing parking for about 2 cars and access to integral garage which has an electric roller shutter door.
- Fantastic southwest facing rear garden which is landscaped to lawn with established trees, as well as gravelled and paved areas.
- Quiet position in a popular residential area located on the fringe of town, close to an excellent range of amenities and just a few minutes' drive from the by-pass.

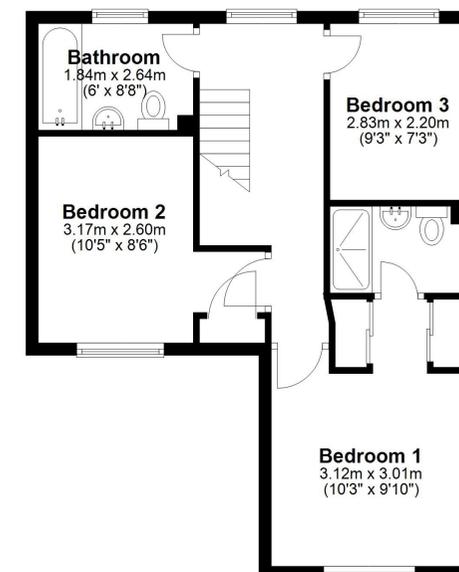
### Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



### First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 102.3 sq. metres (1101.1 sq. feet)







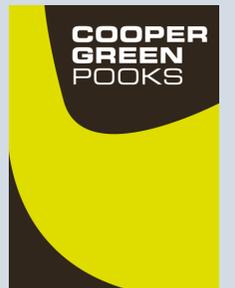
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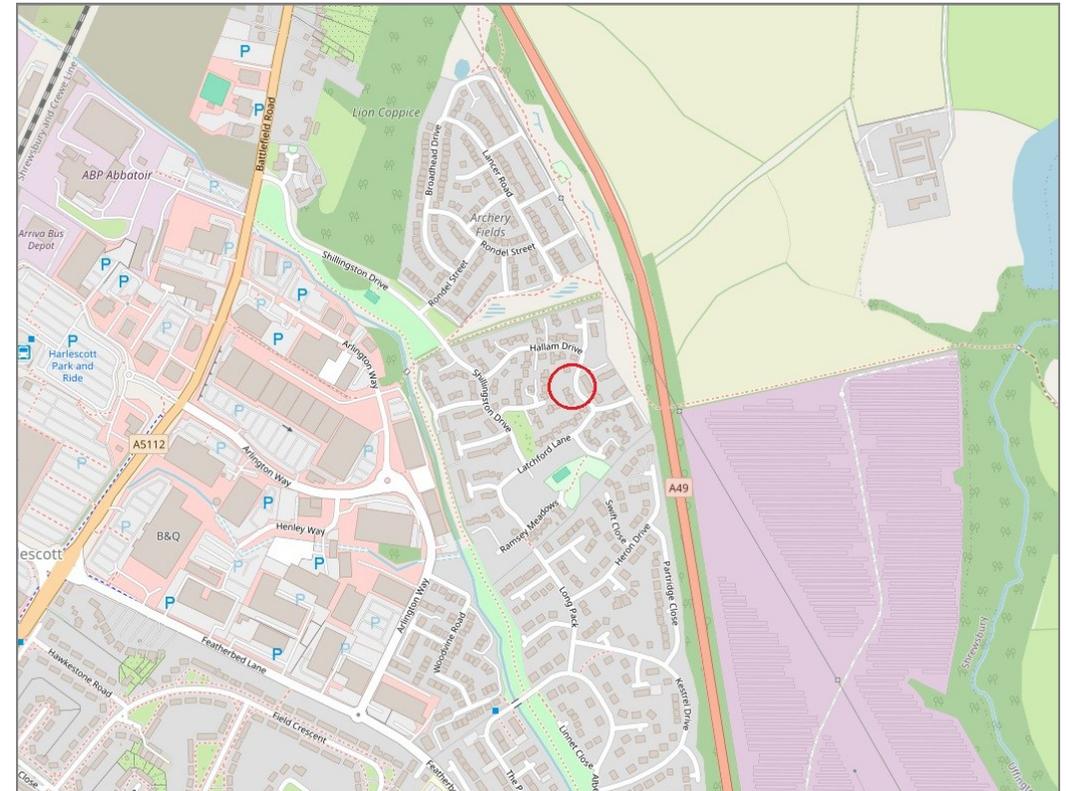
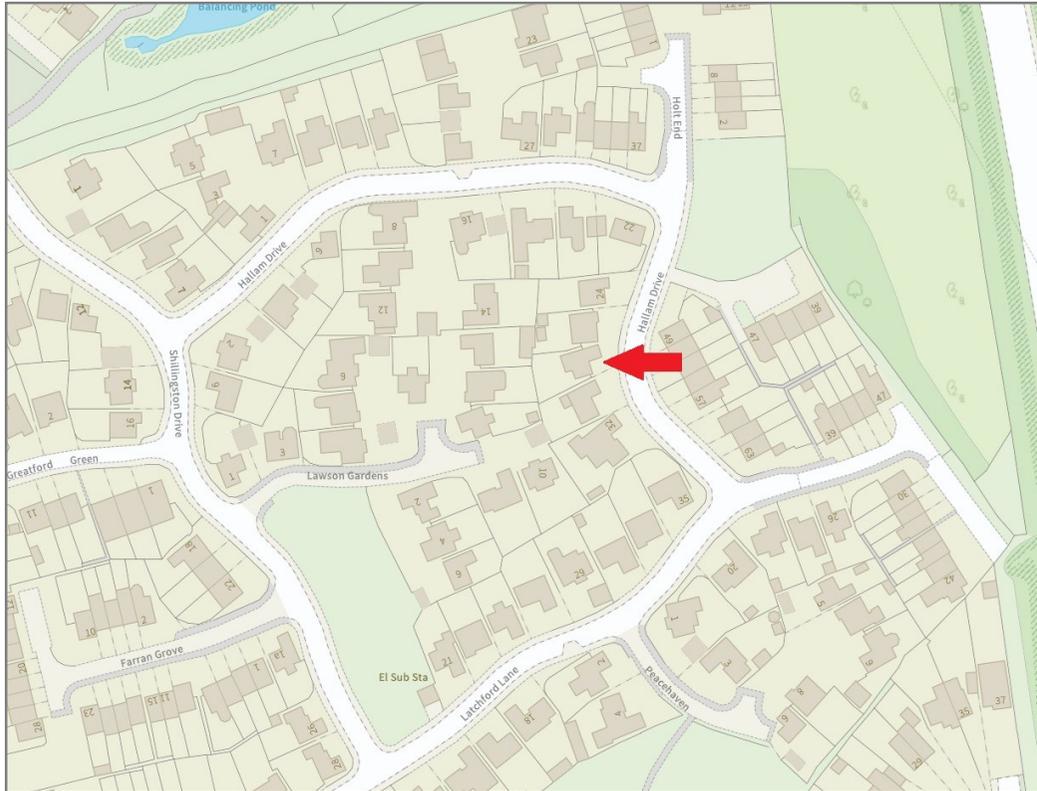
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

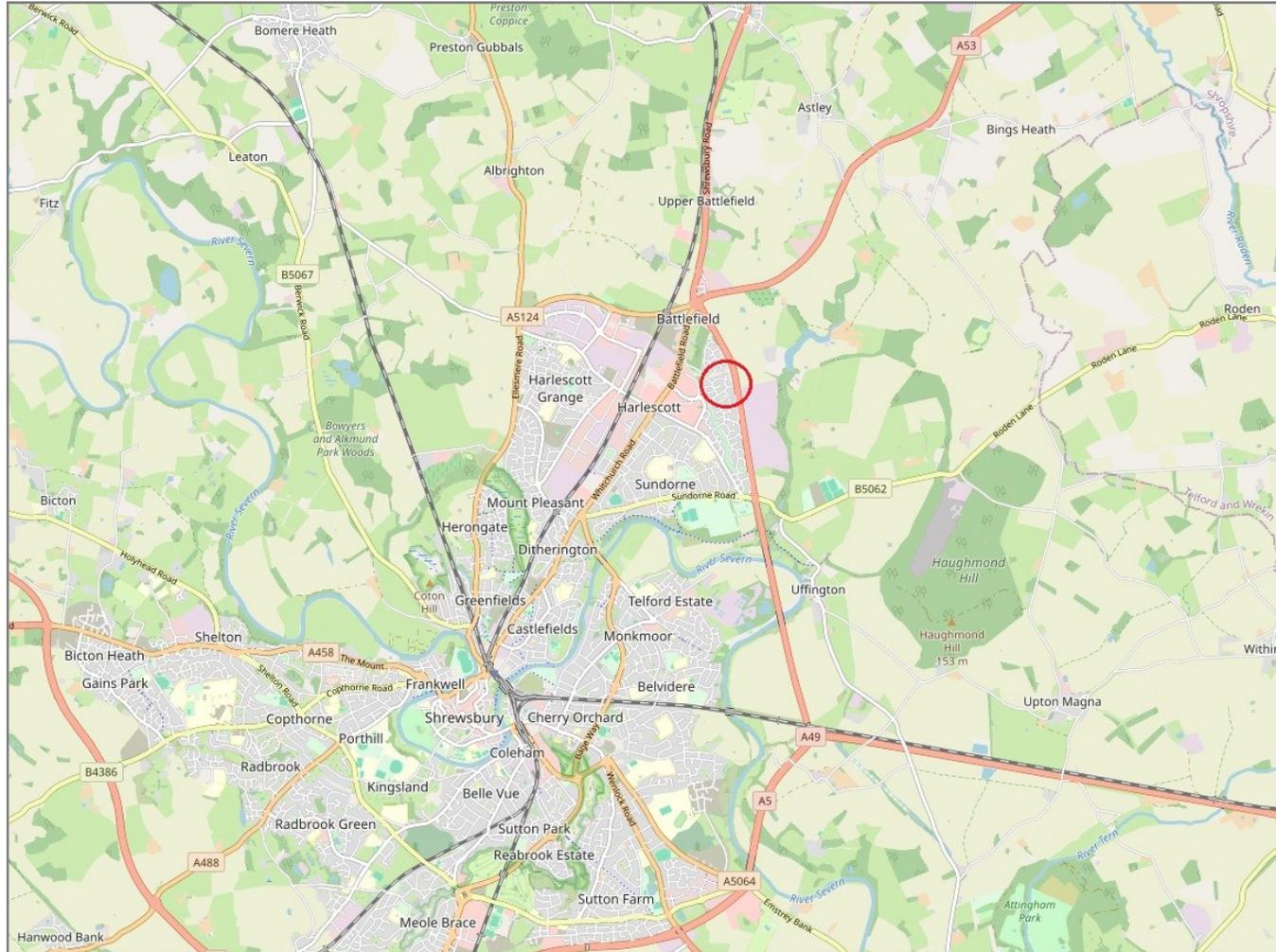
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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