



14 Grangefields Road, Shrewsbury, SY3 9DB

3 bedroom detached house — £450,000 Freehold

14 Grangefields Road, Shrewsbury, SY3 9DB

Coopergreenpooks.co.uk

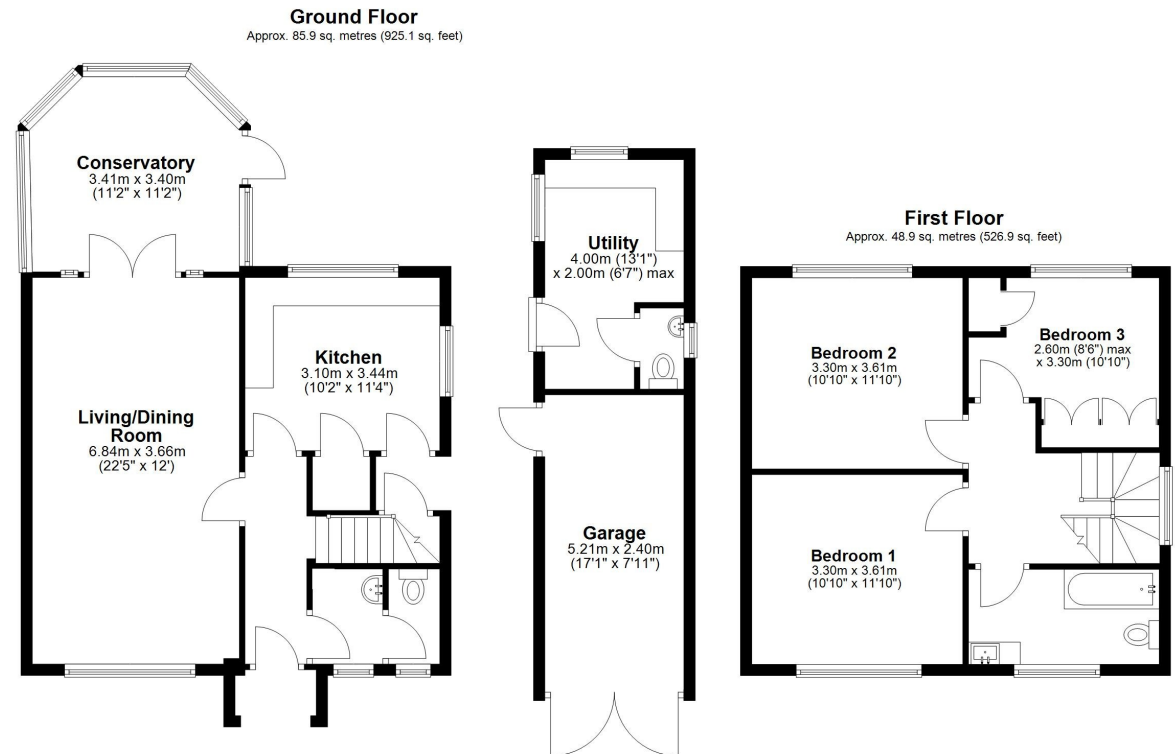
£450,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

This extremely attractive, detached property has a beautifully landscaped and sizable rear garden and is well situated in a very sought after area, convenient for the town centre, good selection of local amenities and the Priory school.

KEY FEATURES

- Entrance porch to hall with cloakroom and separate WC.
- Through living/dining room which has a window to front as well as glazed double doors to rear which open to the conservatory.
- Separate fitted kitchen/breakfast room with door to side entrance lobby with walk in store.
- Staircase from hall to the landing where there are three bedrooms and a family bathroom.
- Double glazed windows and gas fired central heating.
- Driveway providing parking and access to the detached single garage which also has an adjoining utility room and WC.
- The incredibly attractive gardens are of a good size and thoughtfully landscaped to lawn with established beds and borders, pathways and patio. There is also a productive vegetable garden, two greenhouses and a garden store.
- Really good location in a popular and very quiet neighbourhood, just a short walk from the many varied amenities of Radbrook Green and the Priory secondary school.



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)











14 Grangefields Road, Shrewsbury, SY3 9DB

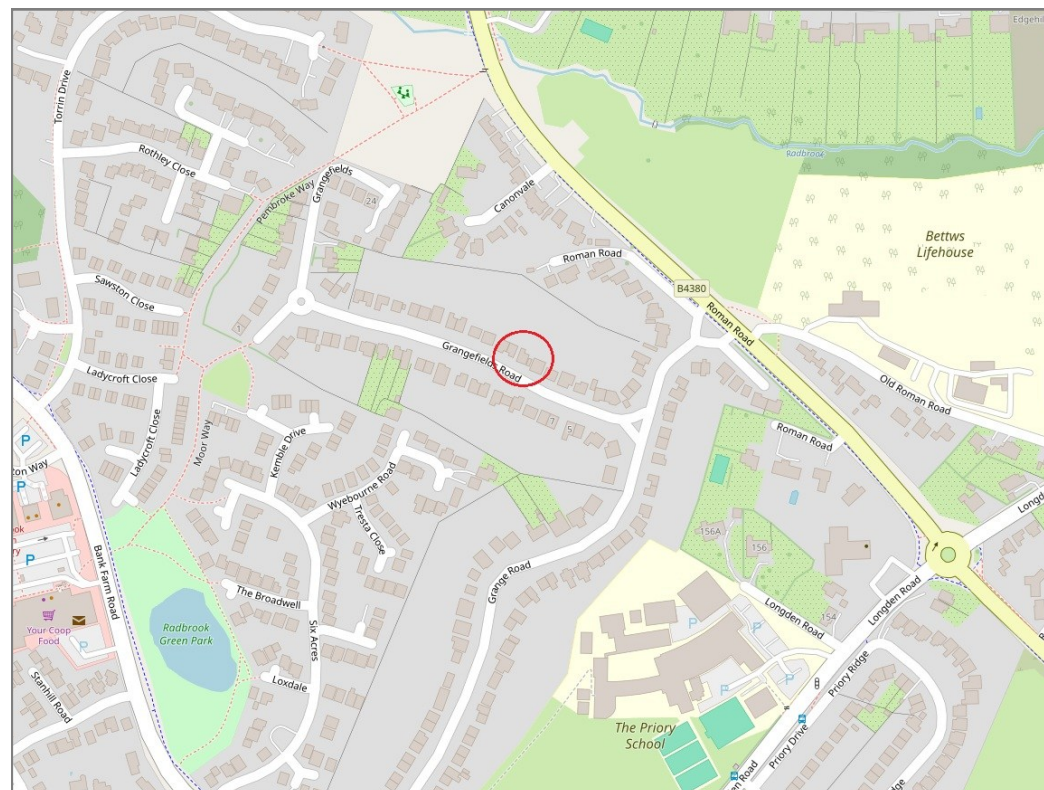
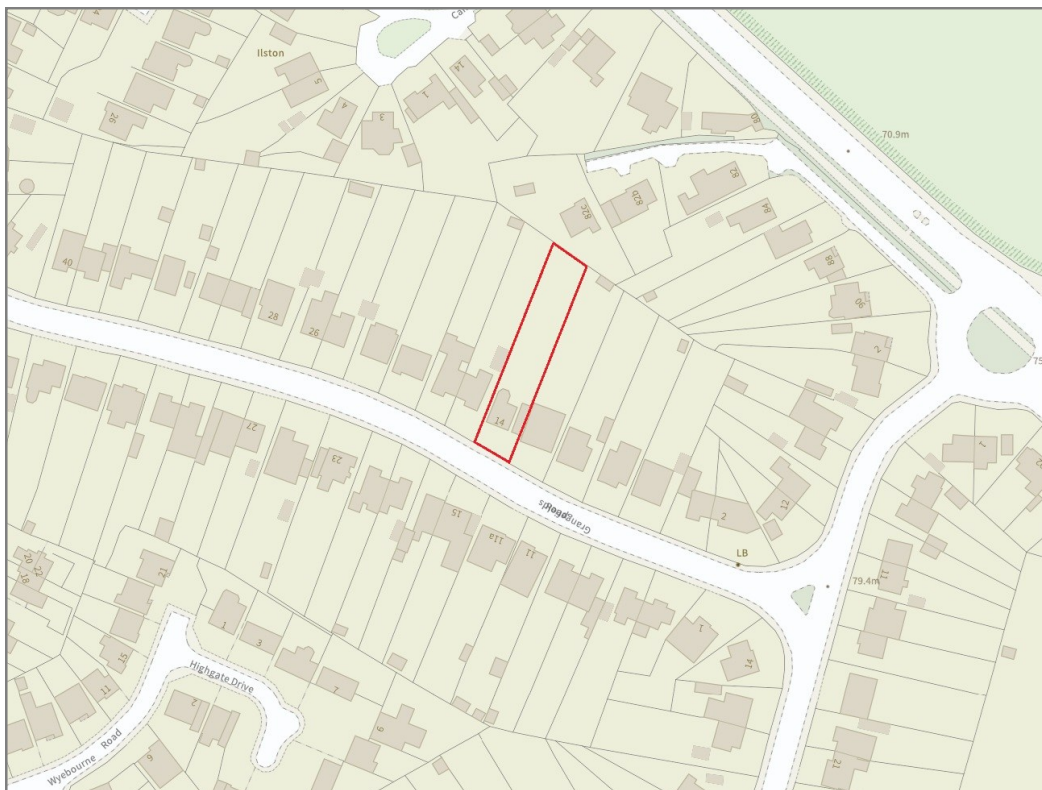
£450,000 Freehold — 3 bedroom detached house

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.

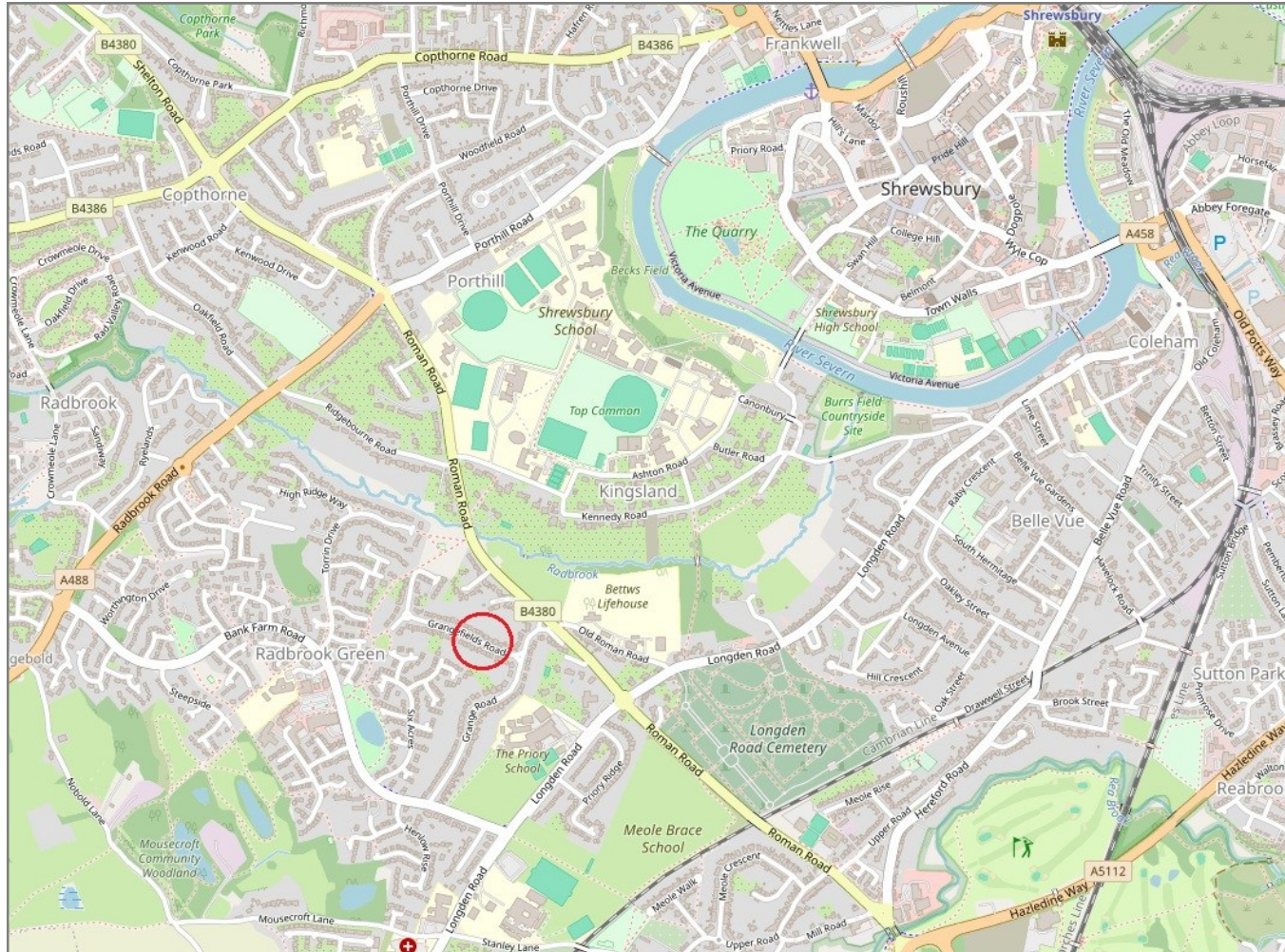
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

14 Grangefields Road, Shrewsbury, SY3 9DB

Coopergreenpooks.co.uk

£450,000 Freehold — 3 bedroom 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.