



**12 Honeysuckle Row, Sutton Park, Shrewsbury, SY3 7TW**

5 bedroom semi-detached house — £415,000 Freehold

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Coopergreenpooks.co.uk

£415,000 Freehold — 5 bedroom semi-detached house

sales@cgpooks.co.uk

Tucked away at the end of a quiet cul-de-sac, within a 20 -minute walk of the town centre, this substantial family house has been extended and improved over recent years to provide thoughtfully designed accommodation, while occupying a fantastic plot with an impressive private garden, plenty of driveway parking, and single garage.

## KEY FEATURES

- Entrance hall with staircase to a spacious landing and access to both reception rooms
- Living room with feature fireplace and window to front
- Versatile family room, currently used as an additional sitting room, with access to the cloakroom and kitchen
- Good-sized kitchen/breakfast room, complete with a range of well-fitted units, integrated appliances, range-style cooker, and part glazed door to side
- Large separate dining room with glazed double doors onto the garden
- On the first floor are four generous double bedrooms, a further single bedroom (currently used as a make up room/office), and a well-appointed family shower room
- uPVC double glazed windows and gas fired central heating throughout
- The stunning private rear garden has been attractively landscaped to comprise areas of lawn, paved terracing, gravel pathways, pergola, and gated access to side
- To the front of the property is an extensive block paved driveway providing parking for at least four cars, as well as further lawned and planted gardens, and a single garage
- A very quiet and convenient location, just a few minutes' walk from Reabrook's excellent amenities and beautiful nature reserve, as well as being within walking distance of Coleham and the town centre
- No upward chain
- Agents note - The Vendor of this property is a member of Cooper Green Pooks



Total area: approx. 164.0 sq. metres (1765.3 sq. feet)













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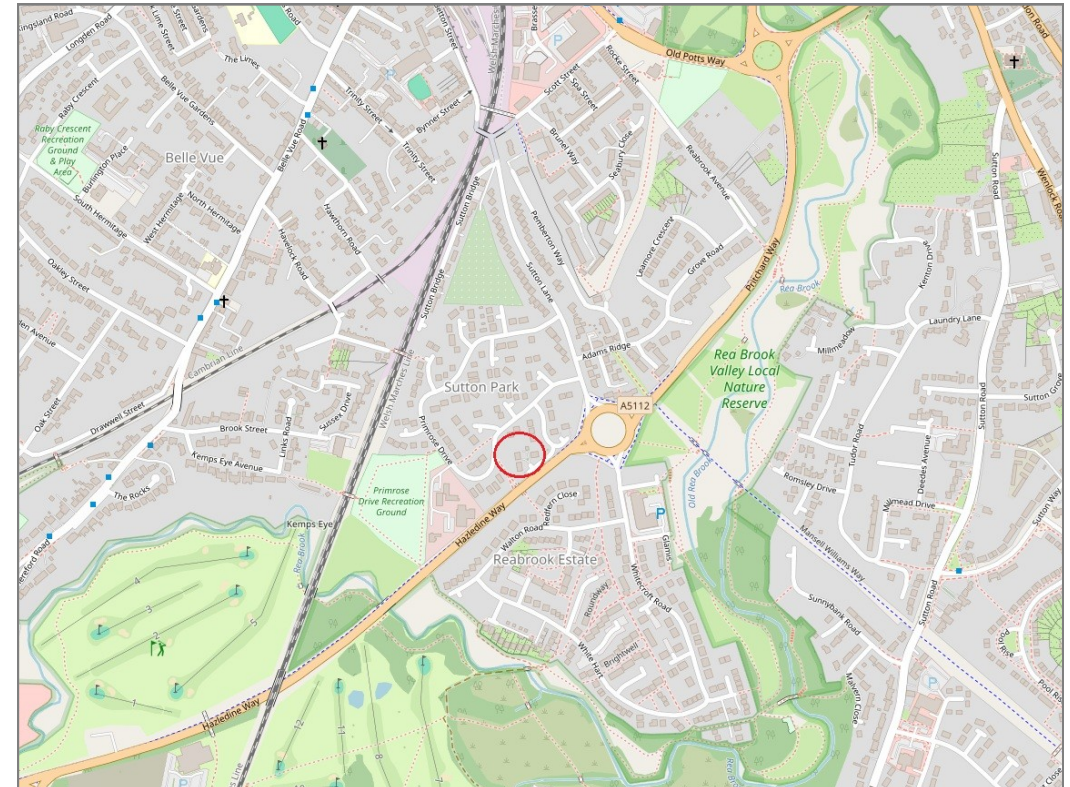
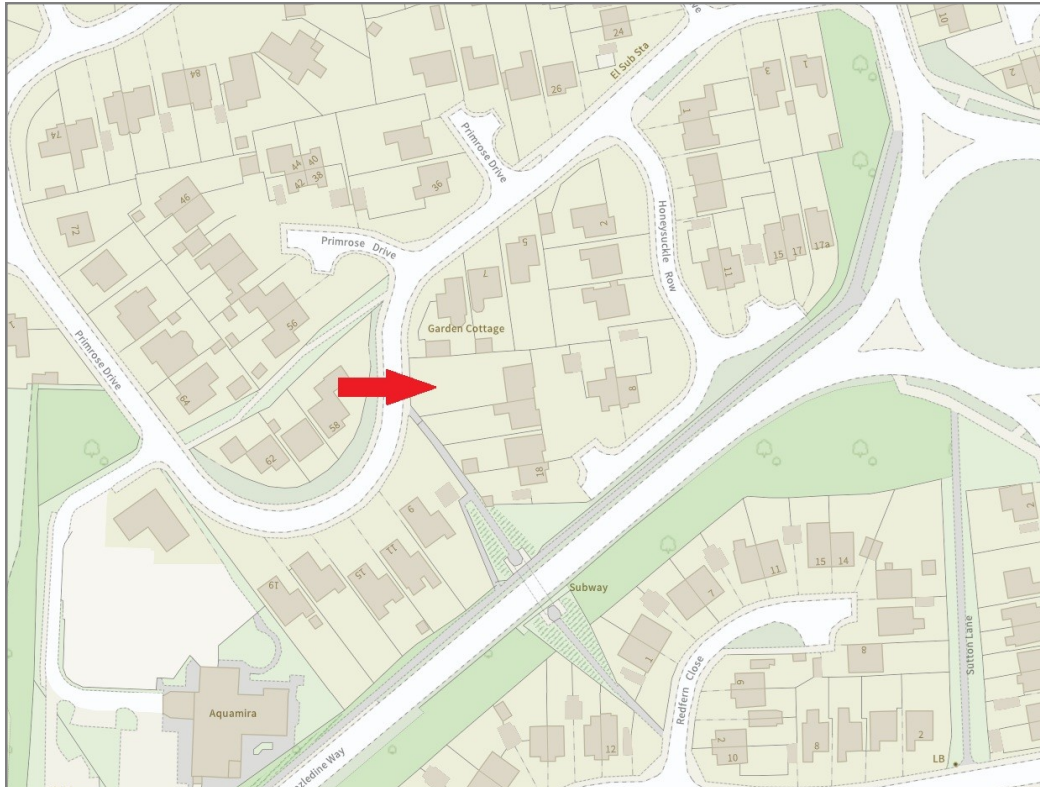
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>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.

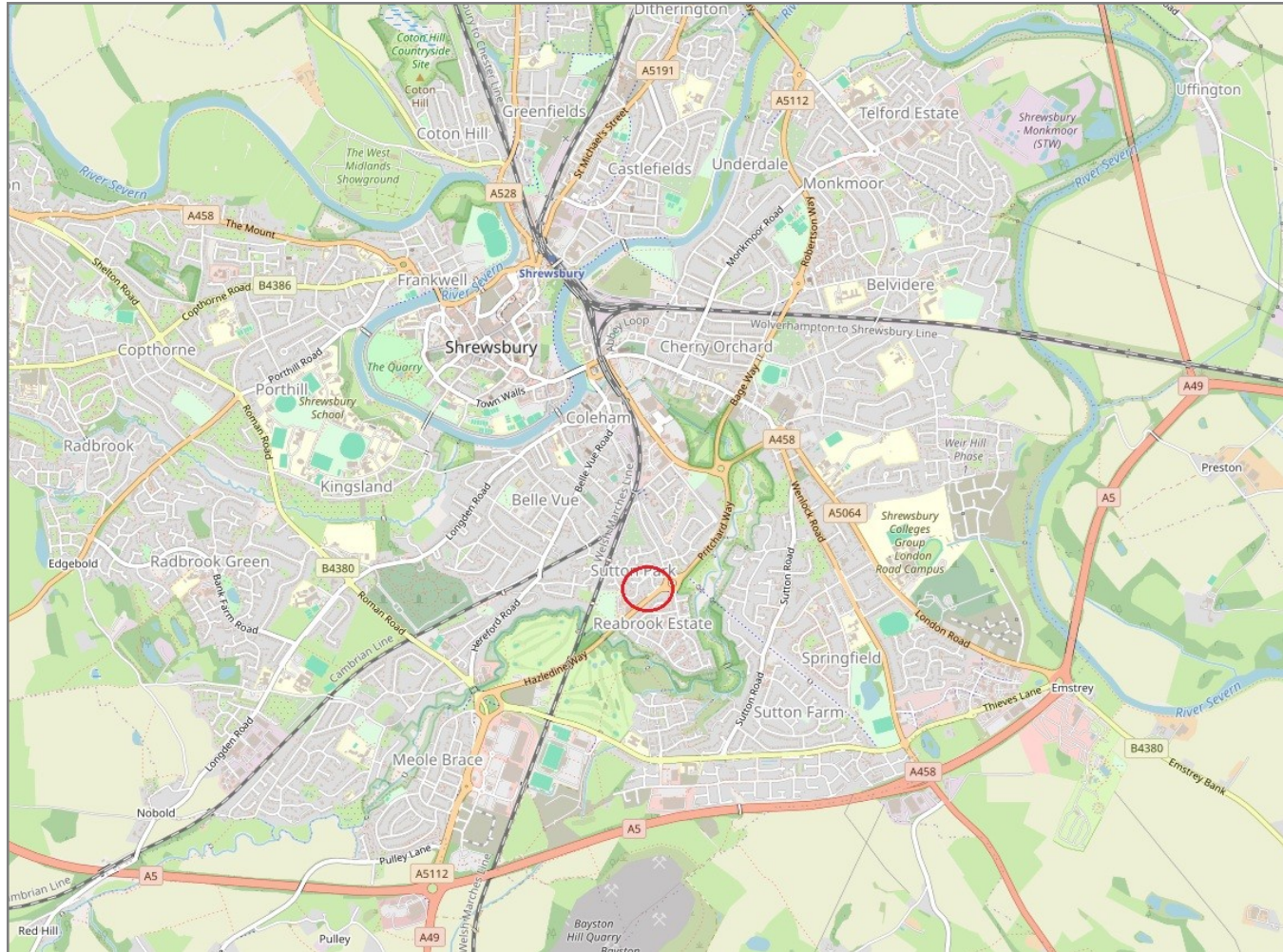
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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