



23 Stersacre, Shrewsbury, SY1 3PW
4 bedroom semi-detached house — £250,000 Freehold

23 Stersacre, Shrewsbury, SY1 3PW

Coopergreenpooks.co.uk

£250,000 Freehold — 4 bedroom semi-detached house

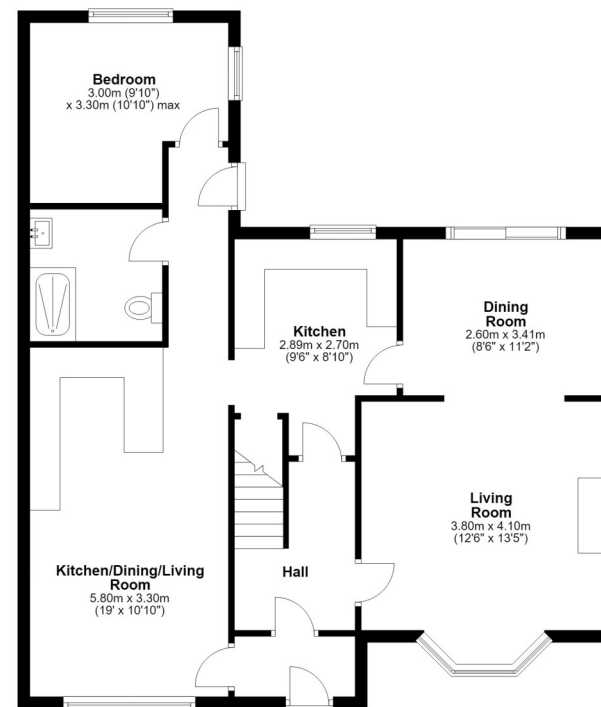
sales@cgpooks.co.uk

Situated on a quiet cul-de-sac, with a private garden and ample driveway parking, this traditional semi-detached family house has been extended to provide exceptionally versatile and practical accommodation, offering a unique layout with annexe to side, ideally suited for any buyers with a dependent relative, to rent out as an investment, to run a business from, or to be incorporated into the main house.

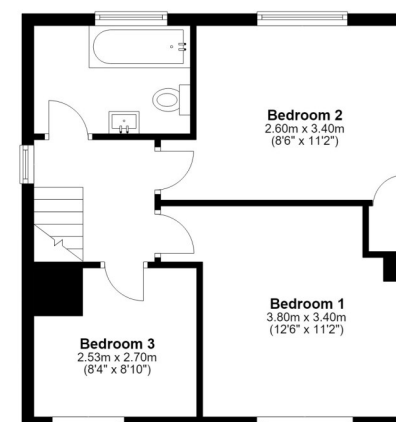
KEY FEATURES

- Entrance porch opening to an inner hallway with under stairs storage and staircase to landing
- Open plan living/dining room with a feature bay window to front and glazed patio doors onto the garden
- Separate fitted kitchen with a range of units, space for appliances, and built-in pantry
- Four bedrooms, one main bathroom and an additional WC/shower room
- uPVC double glazed windows and gas fired central heating throughout
- Private rear garden, paved for easy maintenance, with timber garden stores
- Driveway to front providing parking for at least three cars
- The property has been extended to the side, creating a very well-designed and versatile 'annexe' which is currently linked to the rest of the house via the porch, kitchen and garden, but could easily be amended to suit depending on its use. The annexe comprises a large open plan kitchen/living/dining room, a bedroom to the rear, and shower room. This section of the house could be utilised for a dependent relative, to be rented out separately as an investment, or simply to be incorporated into the house as a whole
- Quietly located within a popular area of the town, a short distance from some excellent amenities, primary and secondary schools, as well as being less than two miles from the town centre
- Sold vacant with no upward chain

Ground Floor
Approx. 80.5 sq. metres (866.1 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 sq. feet)









Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



23 Stersacre, Shrewsbury, SY1 3PW

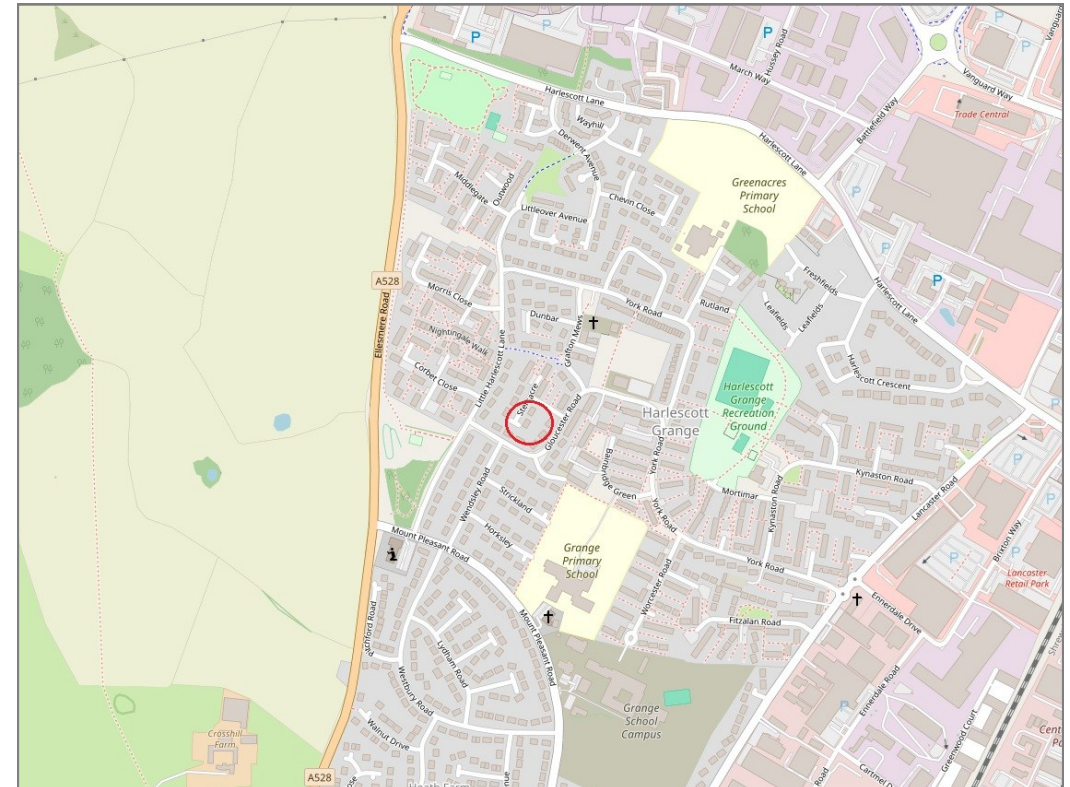
£250,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
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.

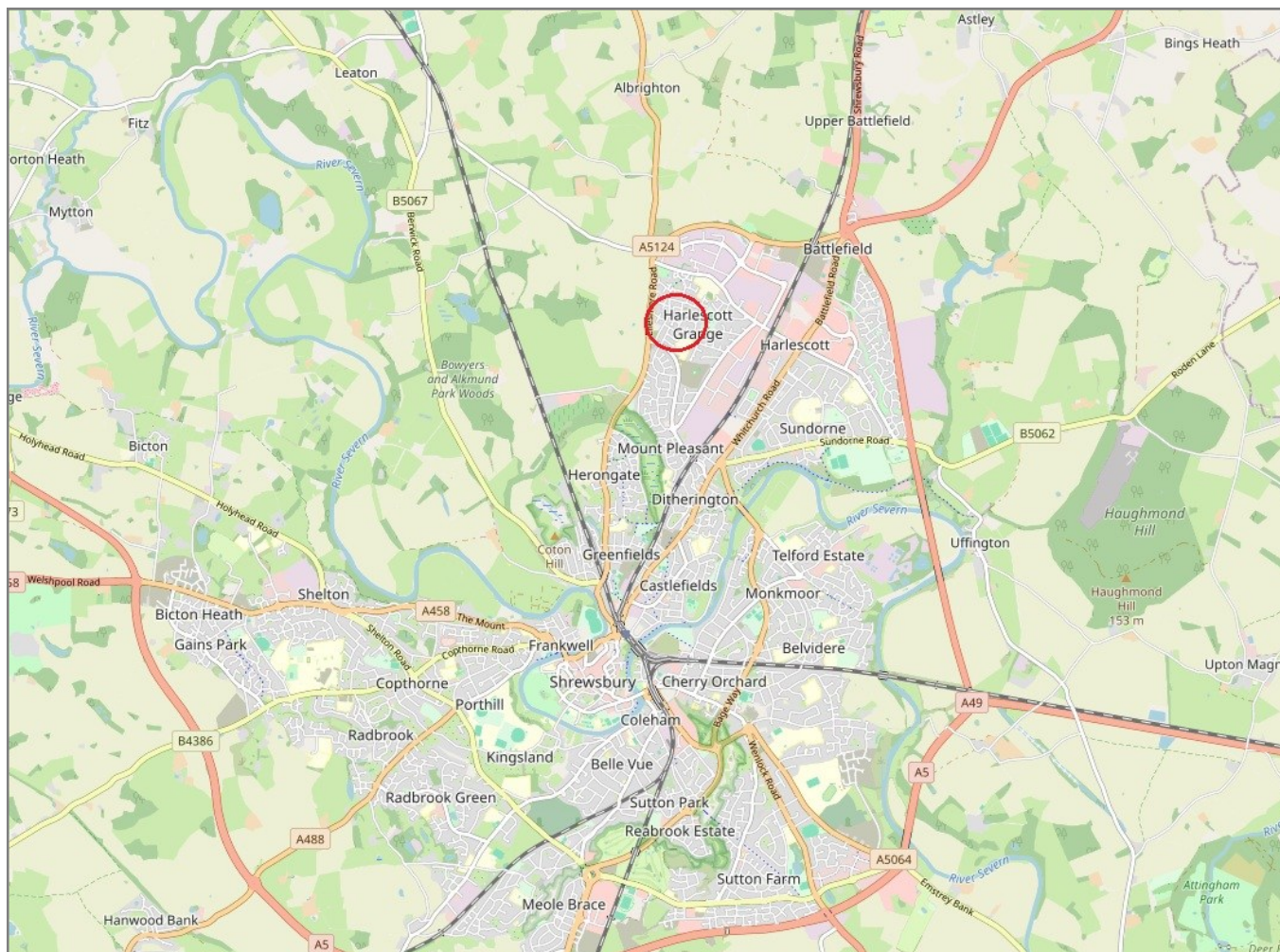
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

23 Stersacre, Shrewsbury, SY1 3PW

Coopergreenpooks.co.uk

£250,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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.