



**41 Mayfield Close, Battlefield, Shrewsbury, SY1 4BF**

3 bedroom townhouse — £280,000 Freehold



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Coopergreenpooks.co.uk

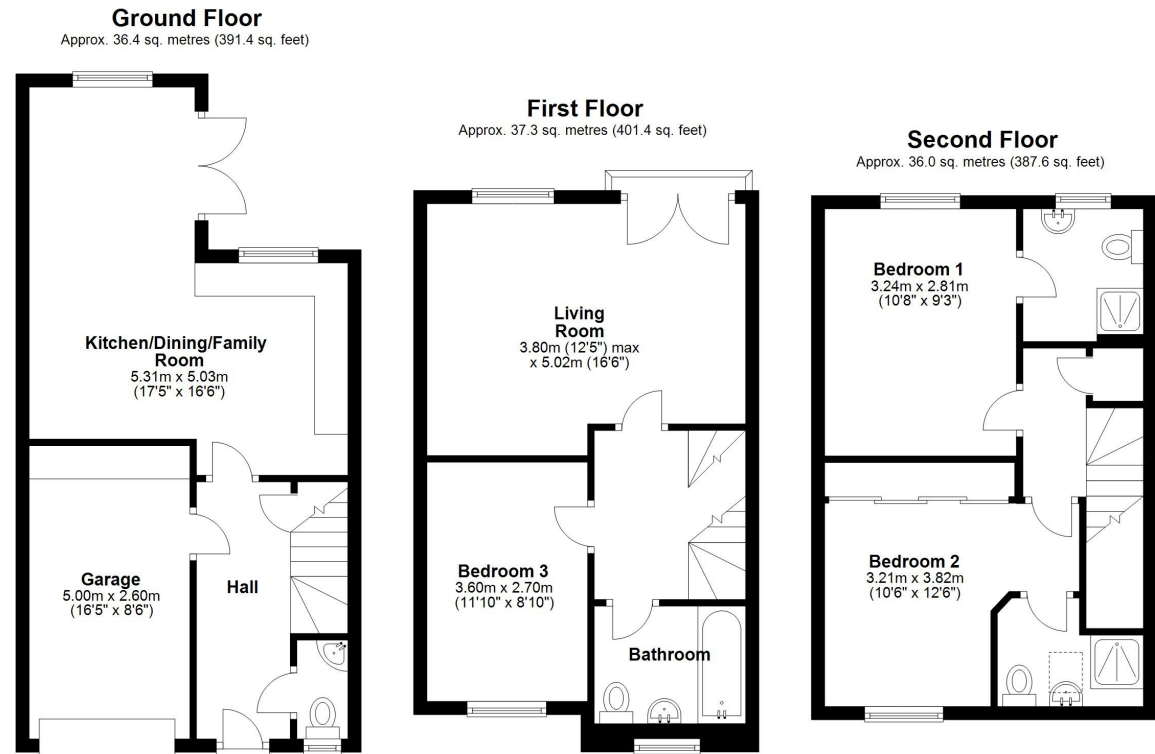
£280,000 Freehold— 3 bedroom townhouse

sales@cgpooks.co.uk

This thoughtfully-designed three storey town house offers versatile and well-presented accommodation, situated on a quiet cul-de-sac with a neatly landscaped private garden, driveway parking, and integral garage.

## KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage, and turning staircase to a spacious landing
- Impressive open plan kitchen/dining/family room with a range of fitted units and glazed double doors onto the garden
- On the first floor is a large living room with panelled media wall and Juliette balcony
- There is also a double bedroom and well-appointed family bathroom at first floor level
- A further turning staircase leads to the second floor, where there are two additional double bedrooms, both having built-in wardrobes and en-suite shower rooms
- uPVC double glazed windows and gas fired central heating throughout
- Private landscaped garden, laid to artificial lawn with paved sun terrace and gated access to the rear
- To the front of the property is a driveway providing parking for at least two cars, and access to the integral garage which also has an internal door to the entrance hall
- The property is located in a quiet cul-de-sac on the fringe of the town, providing direct and easy access to the bypass and an excellent range of amenities, as well as being only a 5-10-minute drive from the town centre



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)





















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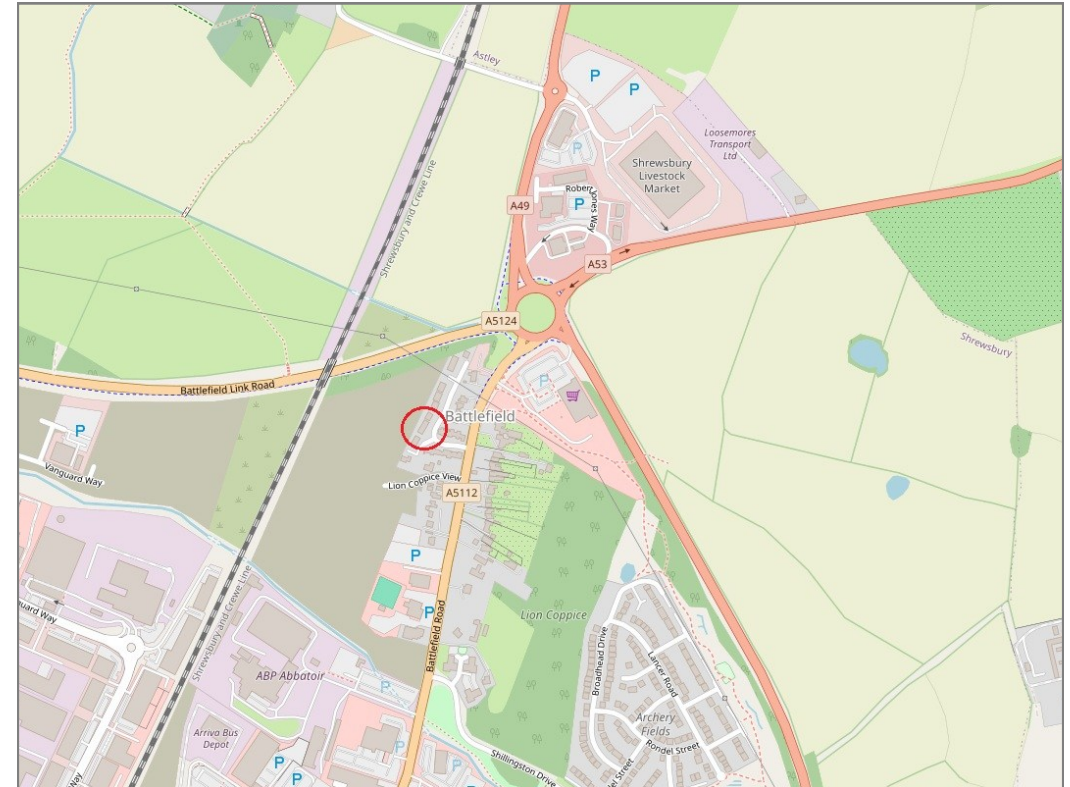
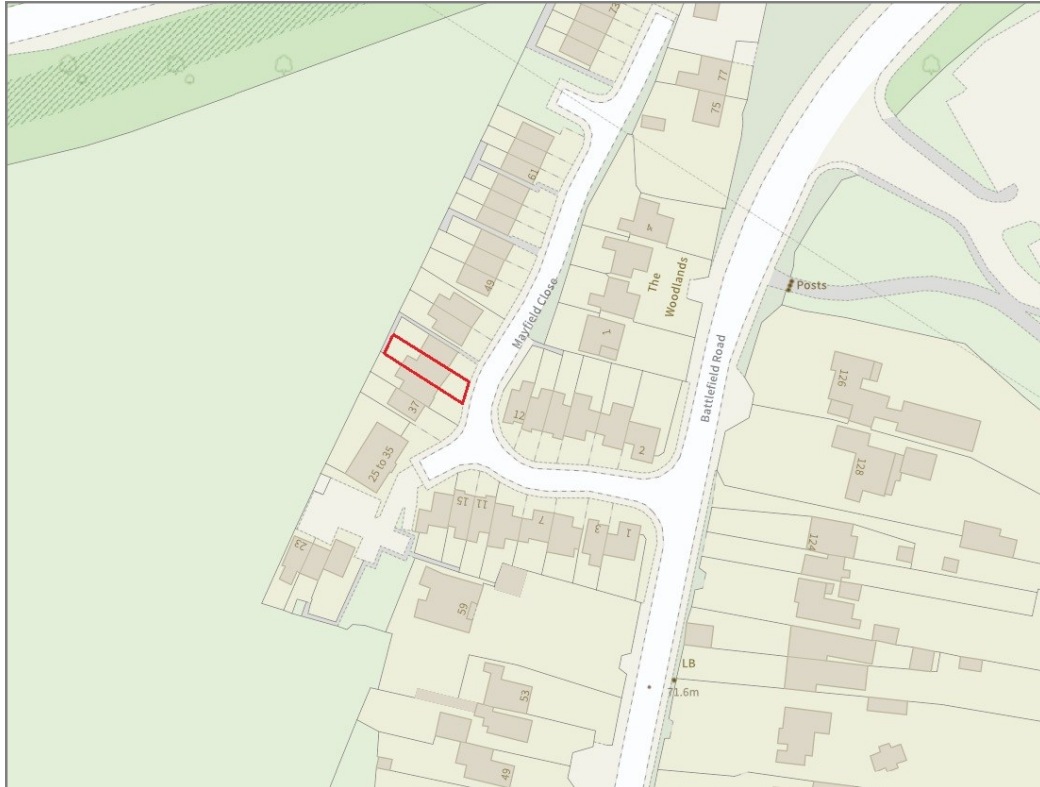
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**BOUNDARIES NOT CONFIRMED**

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

**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.

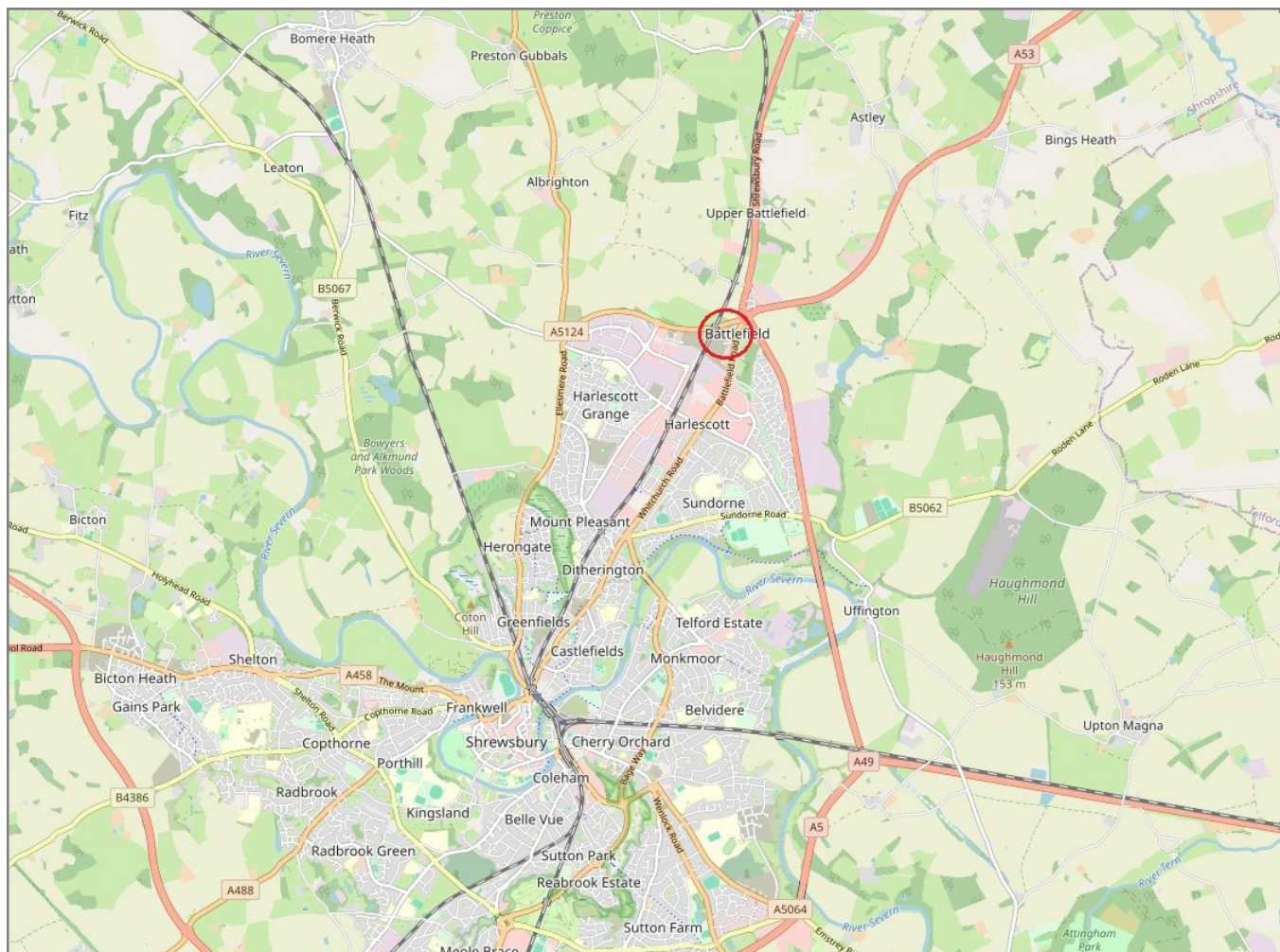


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