



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



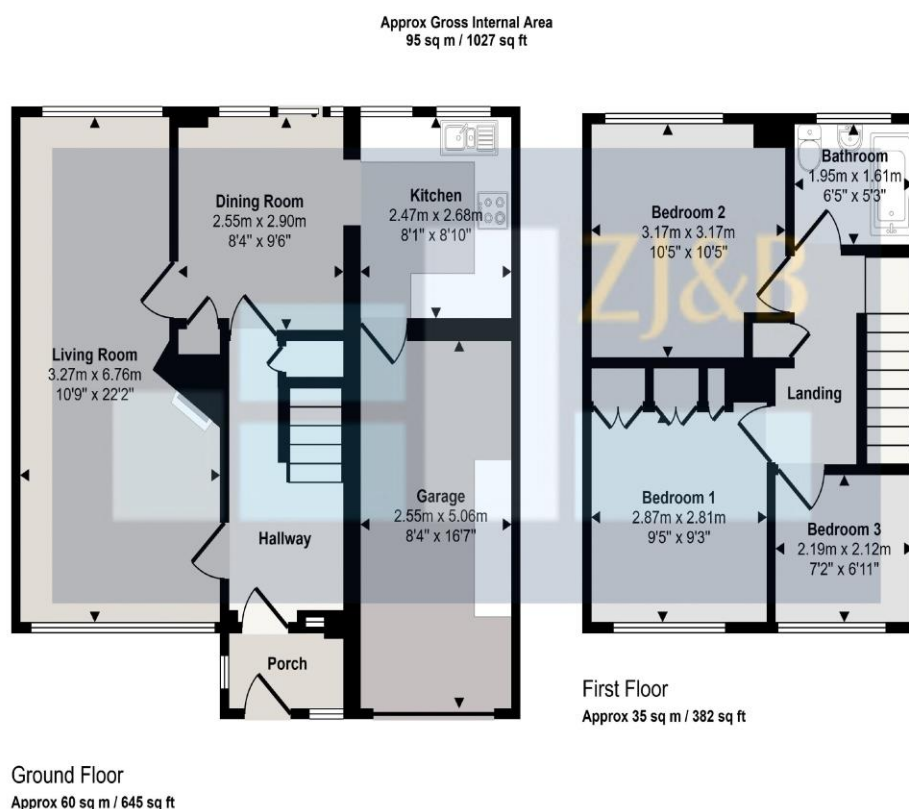
6 Coalport Drive, Sutton Farm, Shrewsbury, Shropshire, SY2 6HF

£275,000

**A well-presented, extended, 3-bedroom, semi-detached family home,
providing excellent accommodation in a private cul-de-sac**



This well-presented, extended, three-bedroom, semi-detached family home provides excellent accommodation in a private cul-de-sac within the ever-popular area of Sutton Farm, in Shrewsbury. Sutton Farm provides an array of shops, a supermarket and a pub, and is just a few minutes away from the A5 bypass. The property is approached through an enclosed porch and spacious entrance hall. The spacious 'L' shape living room has a feature stone fireplace and dual-aspect windows, one of which overlooks the attractive garden. The dining room leads directly from the living room, with French doors leading directly onto the garden. The kitchen is well fitted with a range of wood-fronted units, with an integrated oven and hob, and a door leads to the garage. A staircase from the hall leads to the landing. Bedroom 1 is to the front of the house, overlooking the cul-de-sac, and has a range of fitted wardrobes. Bedroom 2 is to the rear, overlooking the garden, and there is a decent-sized single 3rd bedroom to the front of the property, and a modern bathroom completes the internal accommodation. Outside, there is an exceptionally wide driveway providing parking for several cars and access to the garage. The rear garden is a real treat, being enclosed with timber fencing with concrete posts. It is well established and provides a patio with raised beds. An artificial lawn has a gazebo in one corner, providing a lovely seating area, and there is a good selection of trees set around the garden. The property is offered for sale with no upward chain and enjoys gas central heating and double glazing.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY





This is a copy of the title plan on 17 JUL 2026 at 11:50:15. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

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