



32 Washford Road, Meole Village, Shrewsbury, SY3 9HP

3 bedroom semi-detached house — £405,000 Freehold

32 Washford Road, Meole Village, Shrewsbury, SY3 9HP

Coopergreenpooks.co.uk

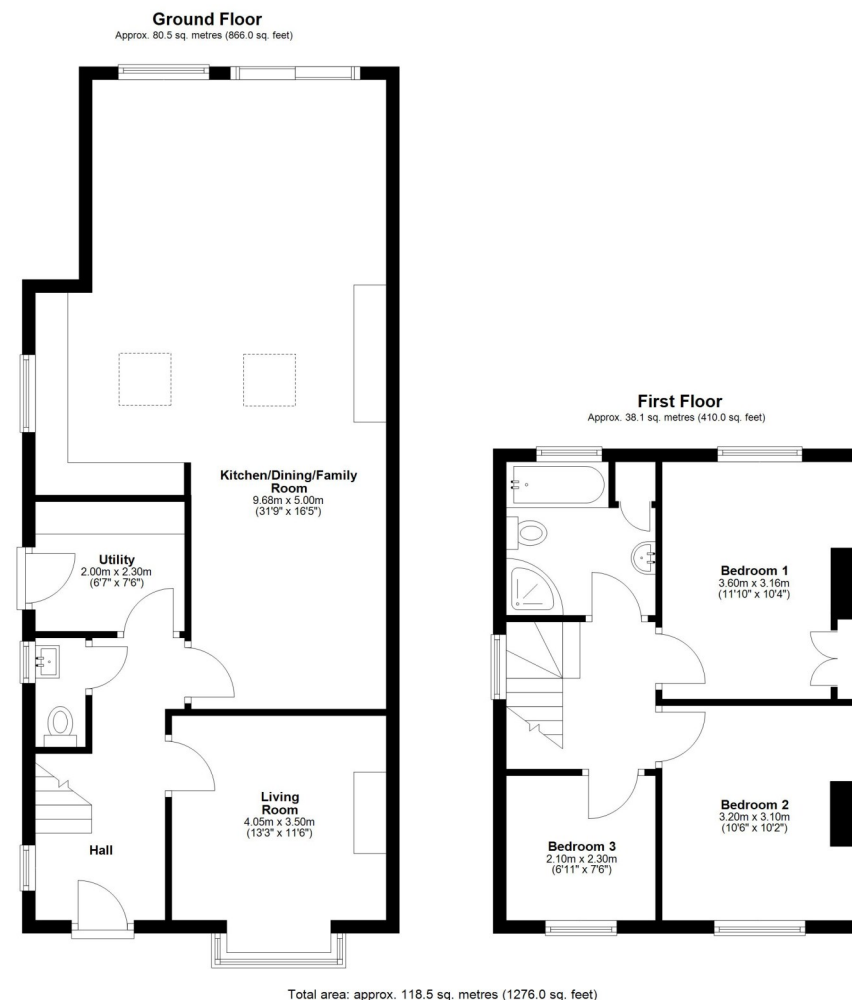
£405,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This beautifully presented semi-detached house has been extended and significantly improved to create thoughtfully designed accommodation, finished to a high standard throughout, while benefitting from an attractively landscaped garden and plenty of driveway parking.

KEY FEATURES

- Good sized entrance hall with cloakroom, under stairs storage, and staircase to landing
- Stunning open plan kitchen/dining/family room, which has been designed to provide a very light and contemporary space, with snug area, roof lights, and glazed doors onto the garden
- A range of well-fitted units to the kitchen, with space for appliances and excellent storage
- Living room with feature bay window to front
- The practical separate utility also has fitted units and access to side
- On the first floor are two generous double bedrooms, a single bedroom, and a well-appointed family bathroom with corner shower. Bedroom one also has a built-in wardrobe
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, partially laid to lawn, with paved and gravelled sun terraces, a selection of planted beds and borders, timber garden store, feature pond, and gated access to side
- To the front of the property is an extensive private driveway providing parking for up to four cars, as well as an adjoining planted garden
- Conveniently located within a sought-after residential area, a short walk from the local shop, excellent primary and secondary schools, road links via the bypass, Meole Brace retail park, and less than two miles from the town centre
- Sold with no upward chain











32 Washford Road, Meole Village, Shrewsbury, SY3 9HP

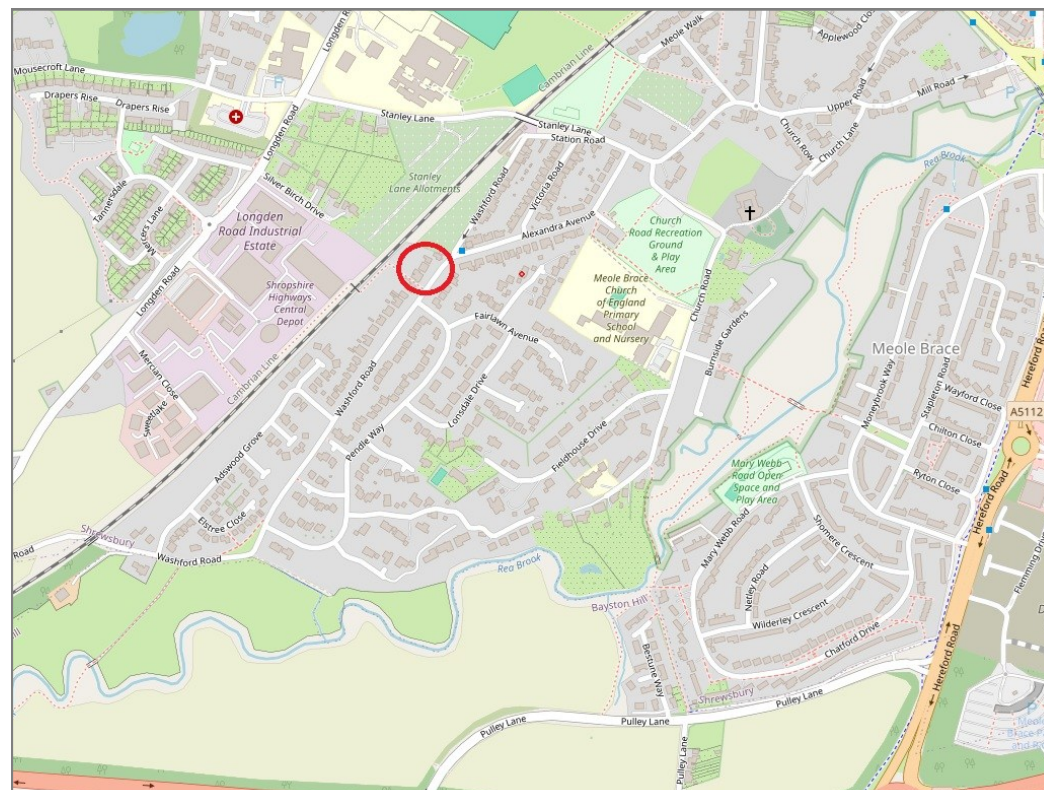
£405,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
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.

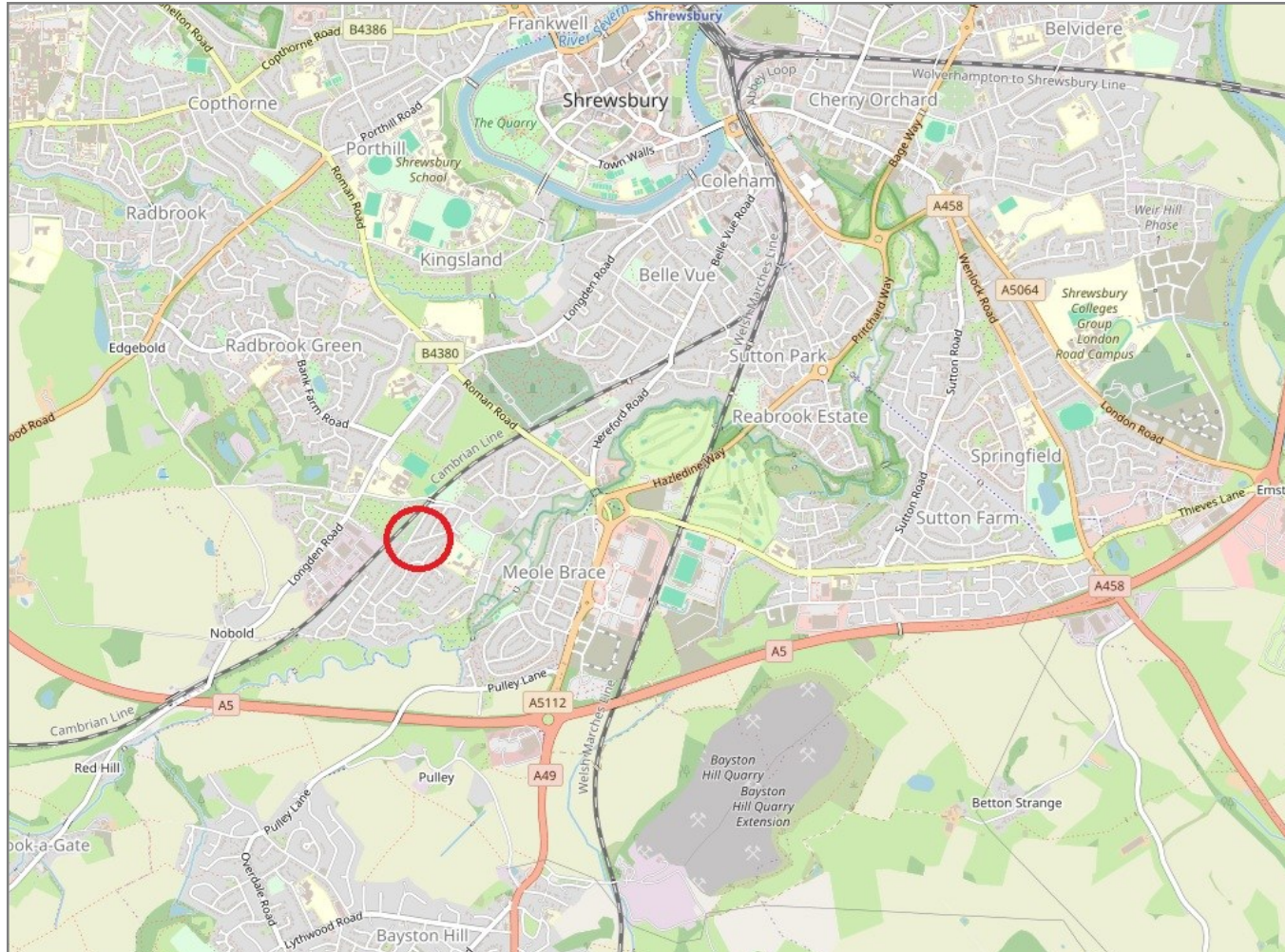
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

32 Washford Road, Meole Village, Shrewsbury, SY3 9HP

Coopergreenpooks.co.uk

£405,000 Freehold—3 bedroom semi-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.