



**8 Gwilt Drive, Oteley Road, Shrewsbury, SY2 6GQ**

3 bedroom detached house — £350,000 Freehold



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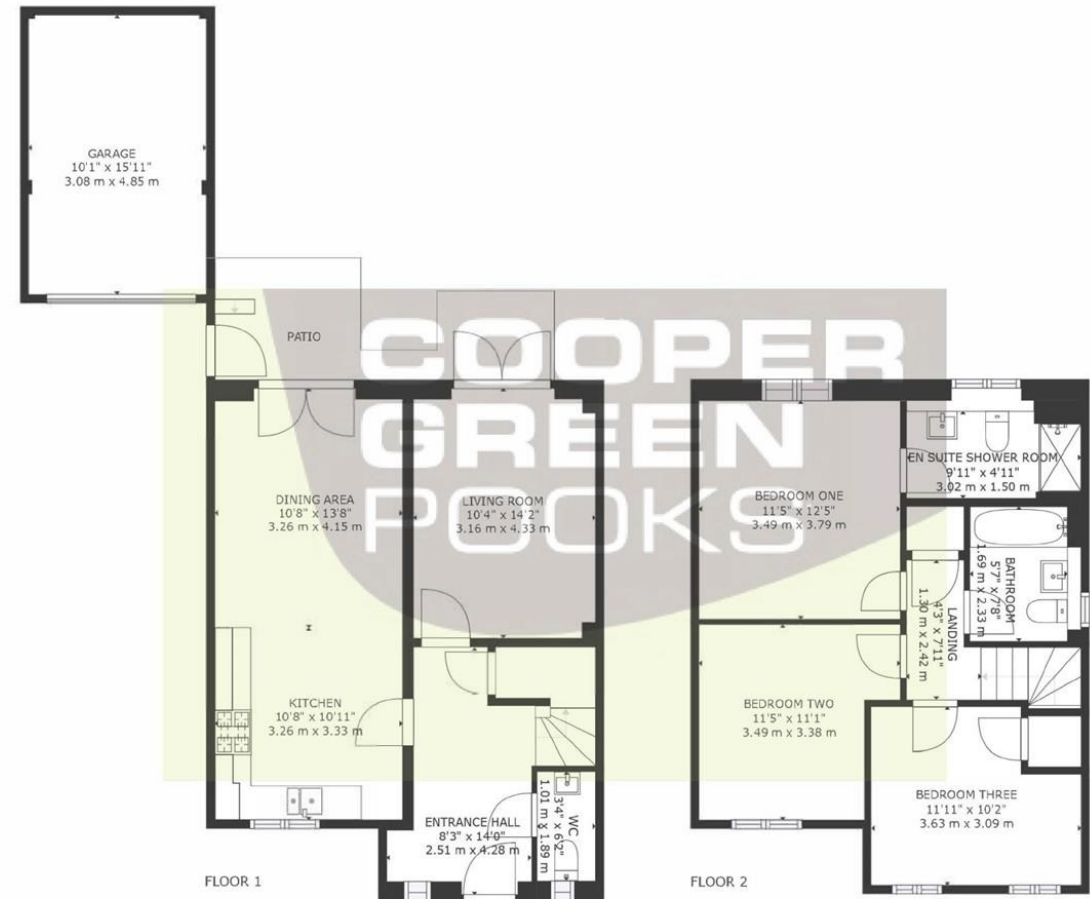
£350,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

Situated on a quiet cul-de-sac within a popular modern development, this immaculately presented detached house has been thoughtfully designed to provide very well-proportioned accommodation throughout, while benefitting from a rear garden, driveway parking, and detached single garage.

### KEY FEATURES

- Impressive entrance hall with useful storage, cloakroom/WC, and turning staircase to landing
- Lovely open plan kitchen/dining room, complete with a range of fitted units, window to front, and glazed double doors onto the garden
- Separate living room, also having glazed double doors to the rear
- On the first floor are three generous double bedrooms, a well-appointed family bathroom, and en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- Rear garden laid to lawn with a paved sun terrace, planted borders, and gated access to side
- Detached single garage with power and lighting, and driveway parking for at least two cars
- A great location on a quiet cul-de-sac, within a popular modern development, close to Meole Brace golf course and open countryside, as well as Ballantyne's health club, the excellent Meole Brace retail park and Shrewsbury Town football stadium. The town centre is also less than two miles away
- The property has recently been professionally cleaned and re-decorated throughout
- Sold vacant with no upward chain



GROSS INTERNAL AREA  
FLOOR 1: 576 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 566 sq. ft, 53 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 161 sq. ft, 15 m<sup>2</sup>  
PATIO: 99 sq. ft, 9 m<sup>2</sup>  
TOTAL: 1142 sq. ft, 106 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













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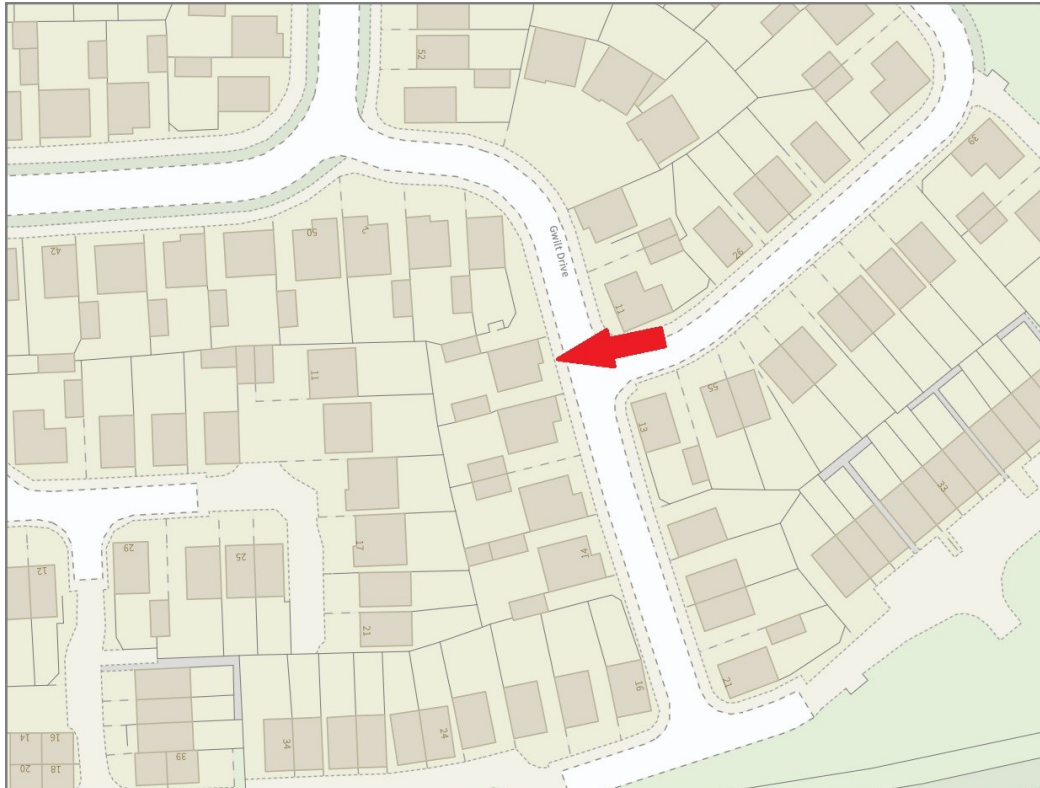
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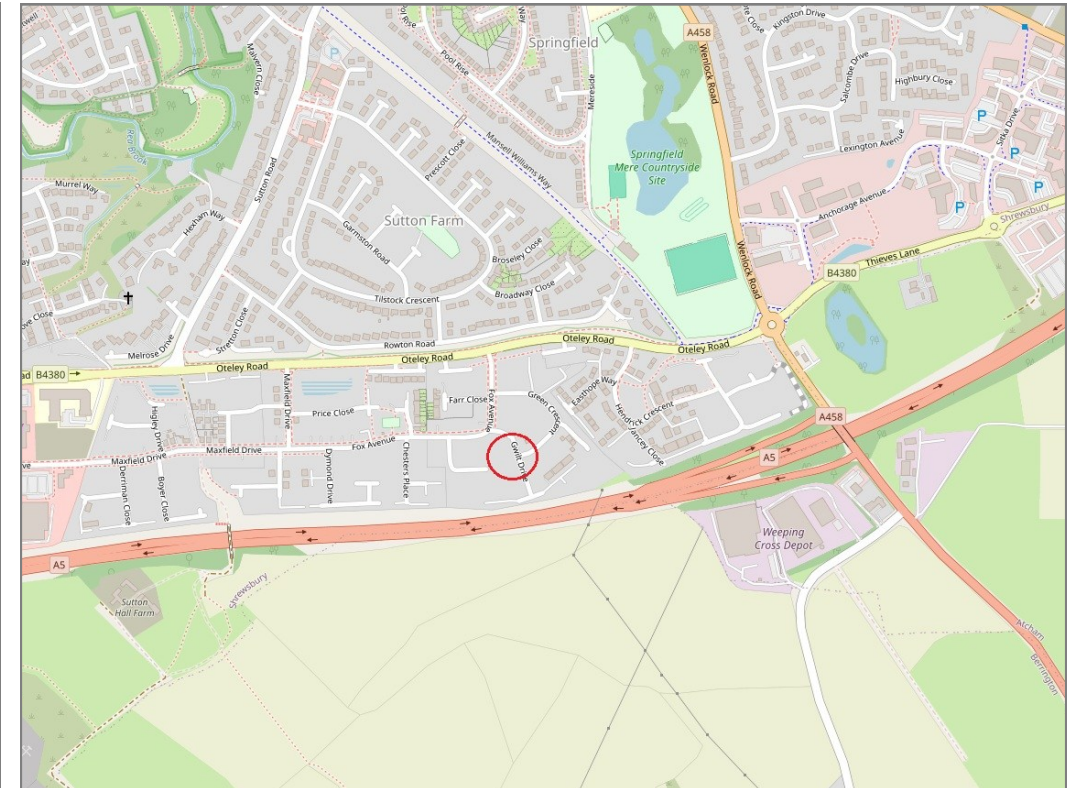
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**BOUNDARIES NOT CONFIRMED**



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

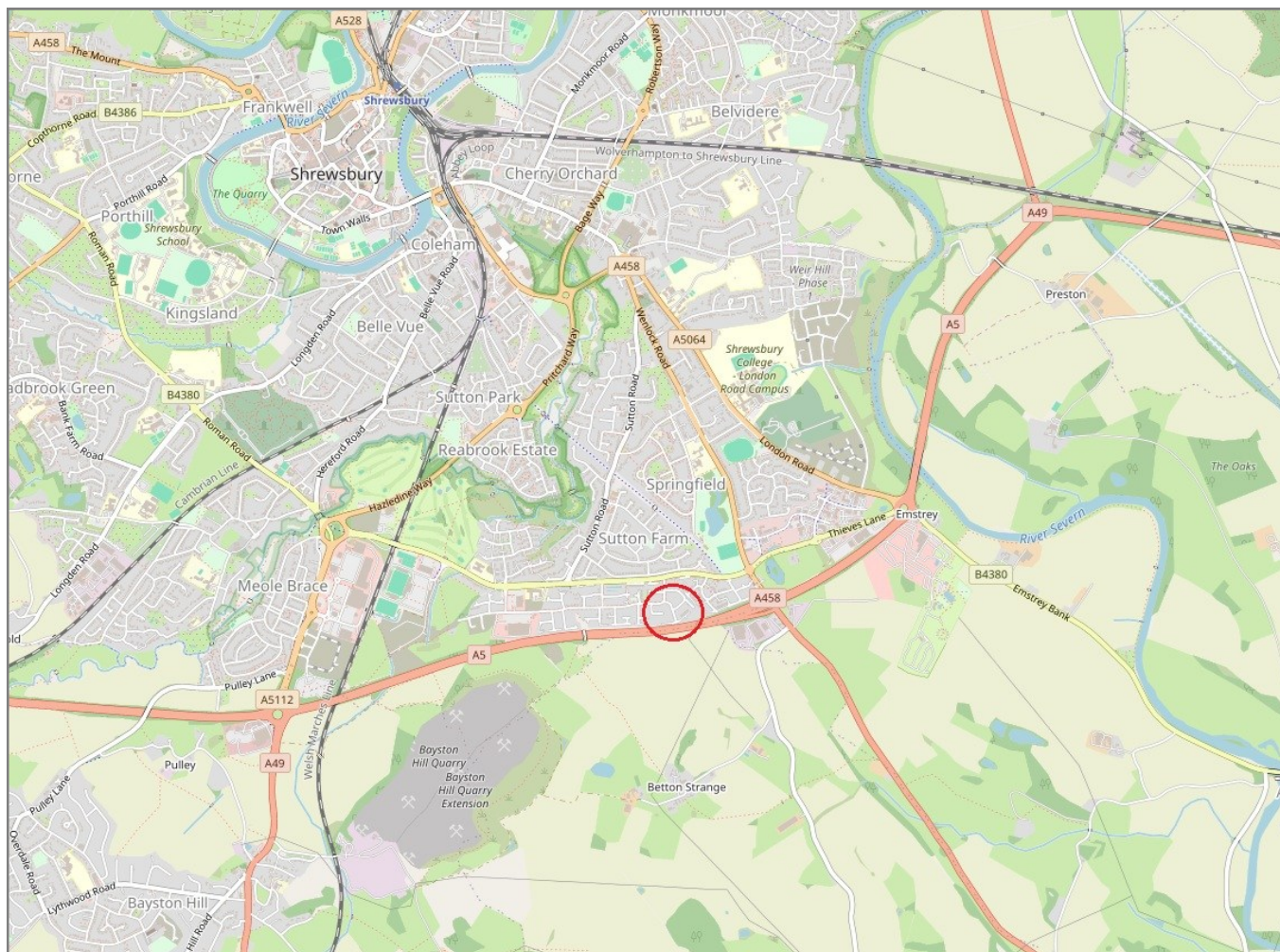


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