



**8 Birchwood Drive, Heath Farm, Shrewsbury, SY1 3DX**

3 bedroom semi-detached house — £255,000 Freehold

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Coopergreenpooks.co.uk

£255,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

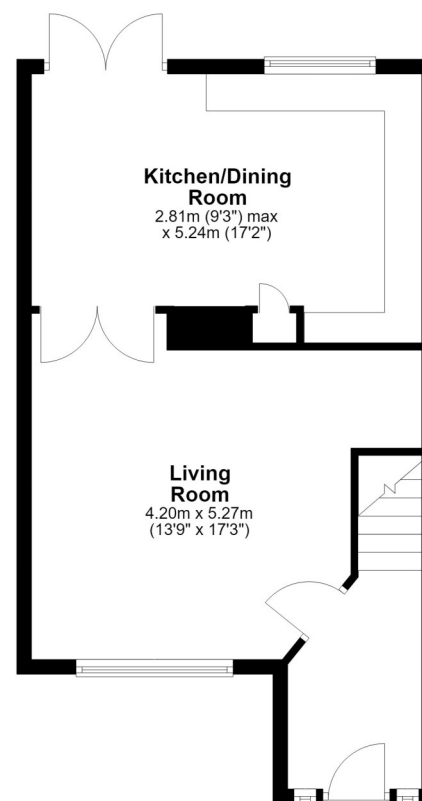
Located in a quiet and private cul de sac within a popular area of town. This well-presented semi-detached family home offers good accommodation along with a driveway, garage and private garden.

## KEY FEATURES

- Entrance hall with stairs to first floor and door to living room.
- The living room has a feature fireplace, windows to two elevations and glazed double doors to the dining area.
- Open plan kitchen/dining room with tiled flooring, fitted units, window and glazed double doors to garden.
- Three bedrooms and a family bathroom.
- uPVC double glazed windows and gas central heating.
- Driveway providing parking and access to the brick built single garage.
- Sizable lawned rear garden with two paved sun terraces and a garden store.
- Short walk from local schools and Mount Pleasant shops.

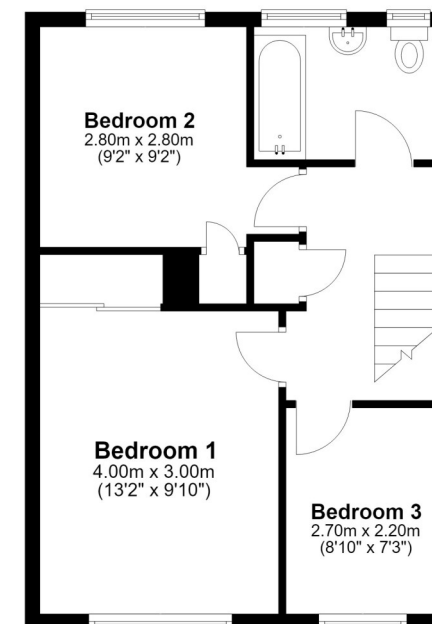
## Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



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Total area: approx. 87.8 sq. metres (944.9 sq. feet)





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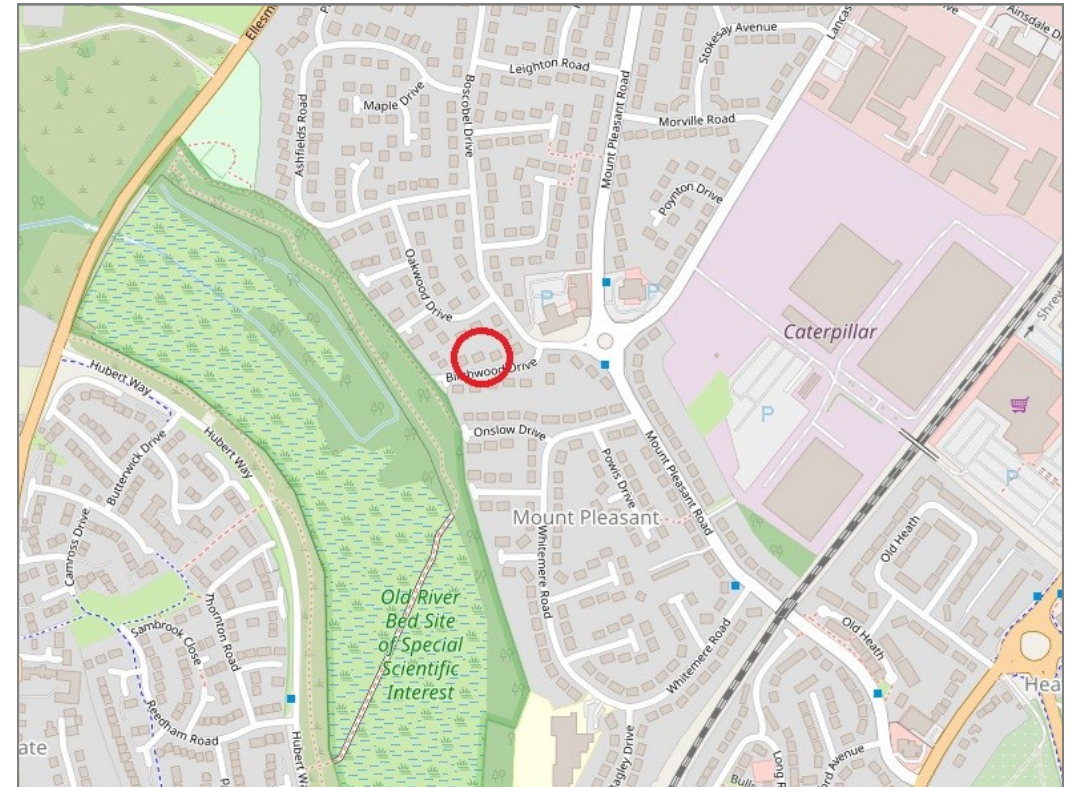
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**BOUNDARIES NOT CONFIRMED**

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

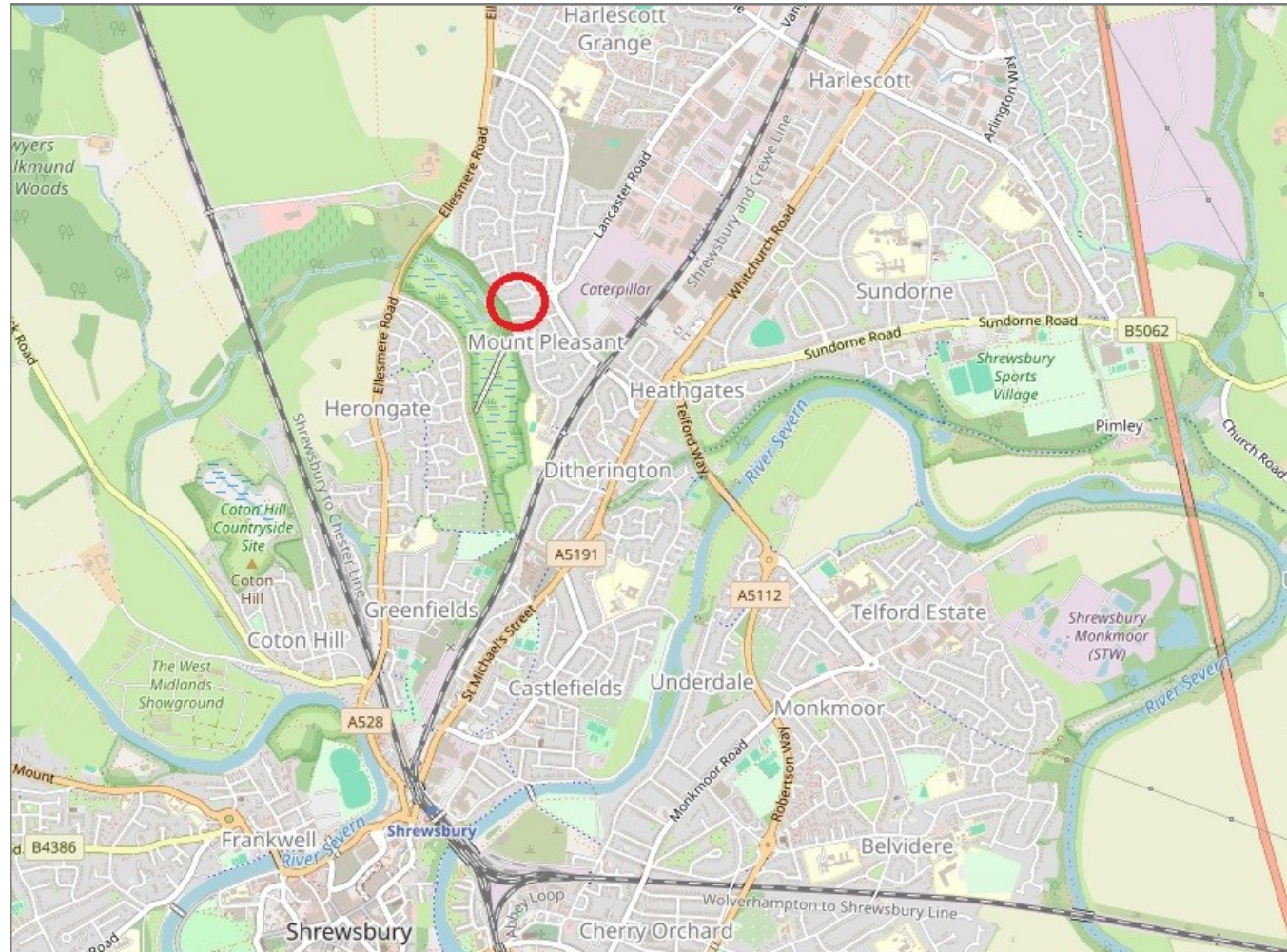
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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