9 Drayton Gardens, Shrewsbury, SY2 6HG

4 bedroom semi-detached house — £382,000 Freehold

9 Drayton Gardens, Shrewsbury, SY2 6HG

Coopergreenpooks.co.uk

£382,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

Quietly situated at the end of a cul-de-sac, backing onto a playing area, this beautifully presented semi-detached house has been extended and significantly improved to provide well-designed and versatile accommodation throughout, while benefitting from extensive driveway parking and a private landscaped garden.

KEY FEATURES

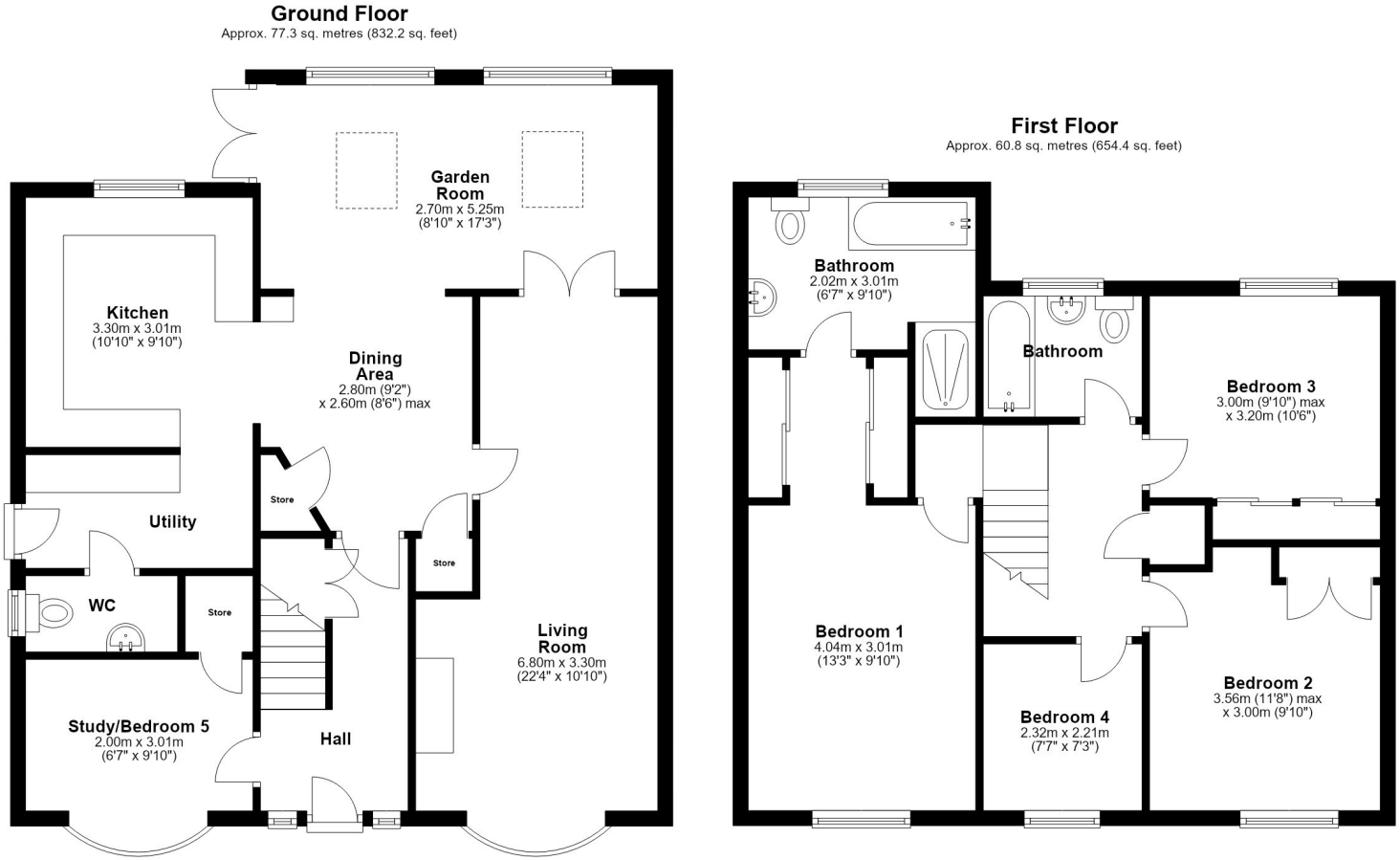
- Good sized entrance hall with useful storage and staircase to a spacious landing
- Living room with feature fireplace, bow window to front and double doors onto the garden room
- Separate dining area with built in storage, which is open plan to the re-fitted kitchen
- The garden room has two large windows, velux roof lights and glazed doors to the garden, allowing plenty of natural light throughout the ground floor as it's also open plan to the dining area
- A range of well-fitted modern units to the kitchen and utility, which has access to the cloakroom and garden
- There is also a versatile study/fifth bedroom, currently used as a home office, with storage and a bow window to front
- Impressive master bedroom with built in wardrobes leading to a large en-suite bathroom with shower
- Two further double bedrooms with built in wardrobes, a single bedroom and well-appointed family bathroom
- Recently installed double glazed windows, gas fired central heating, and solar panels with three storage batteries in the loft
- Very private landscaped rear garden, laid to lawn with paved terraces and a good sized timber store. The garden extends to the side of the property where there is an additional covered terrace
- To the front of the property is an extensive block paved driveway providing parking for up to five cars
- This property has been significantly improved by the current owners, including replacement windows and doors, enhancing the interior layout, re-fitted kitchen and bathrooms, purchased solar panels and batteries, re-surfaced driveway, landscaping of the garden and re-building of the garden room
- A quiet and convenient location, just a short distance from Sutton Farm's excellent amenities, road links, Meole Brace retail park and less than two miles from the town centre

9 Drayton Gardens, Shrewsbury, SY2 6HG

Coopergreenpooks.co.uk

£382,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk



Total area: approx. 138.1 sq. metres (1486.5 sq. feet)

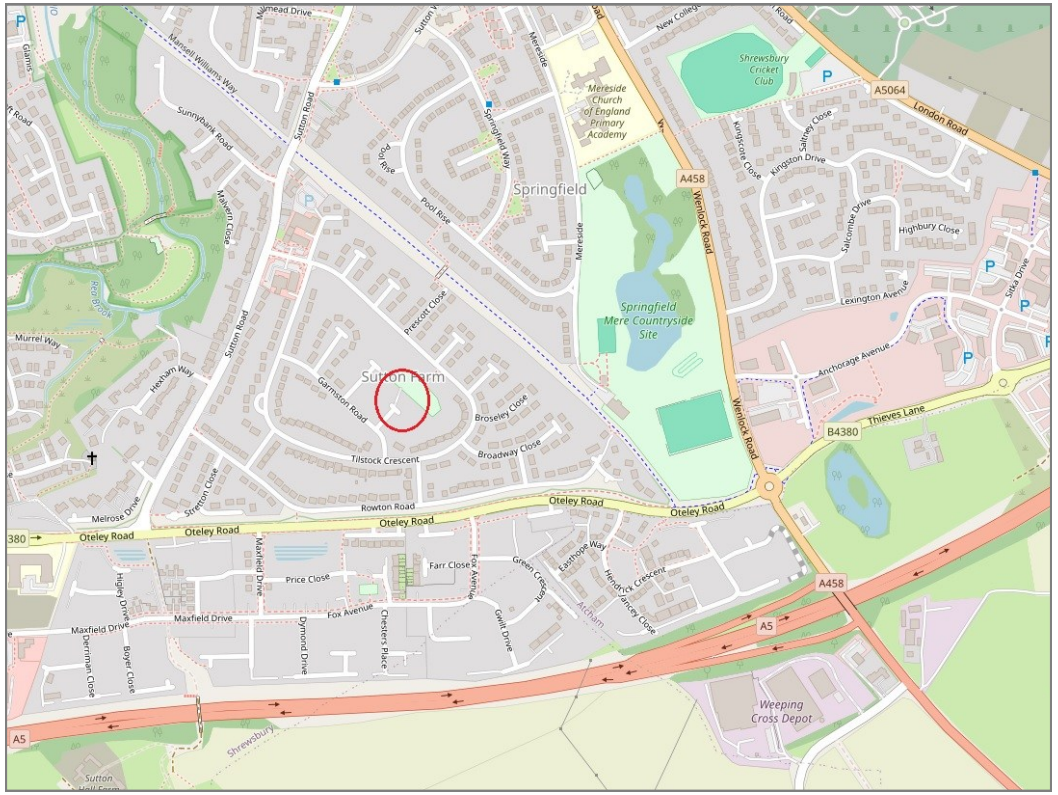
WELCOME

SECRET
GARDEN

9 Drayton Gardens, Shrewsbury, SY2 6HG

£382,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

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

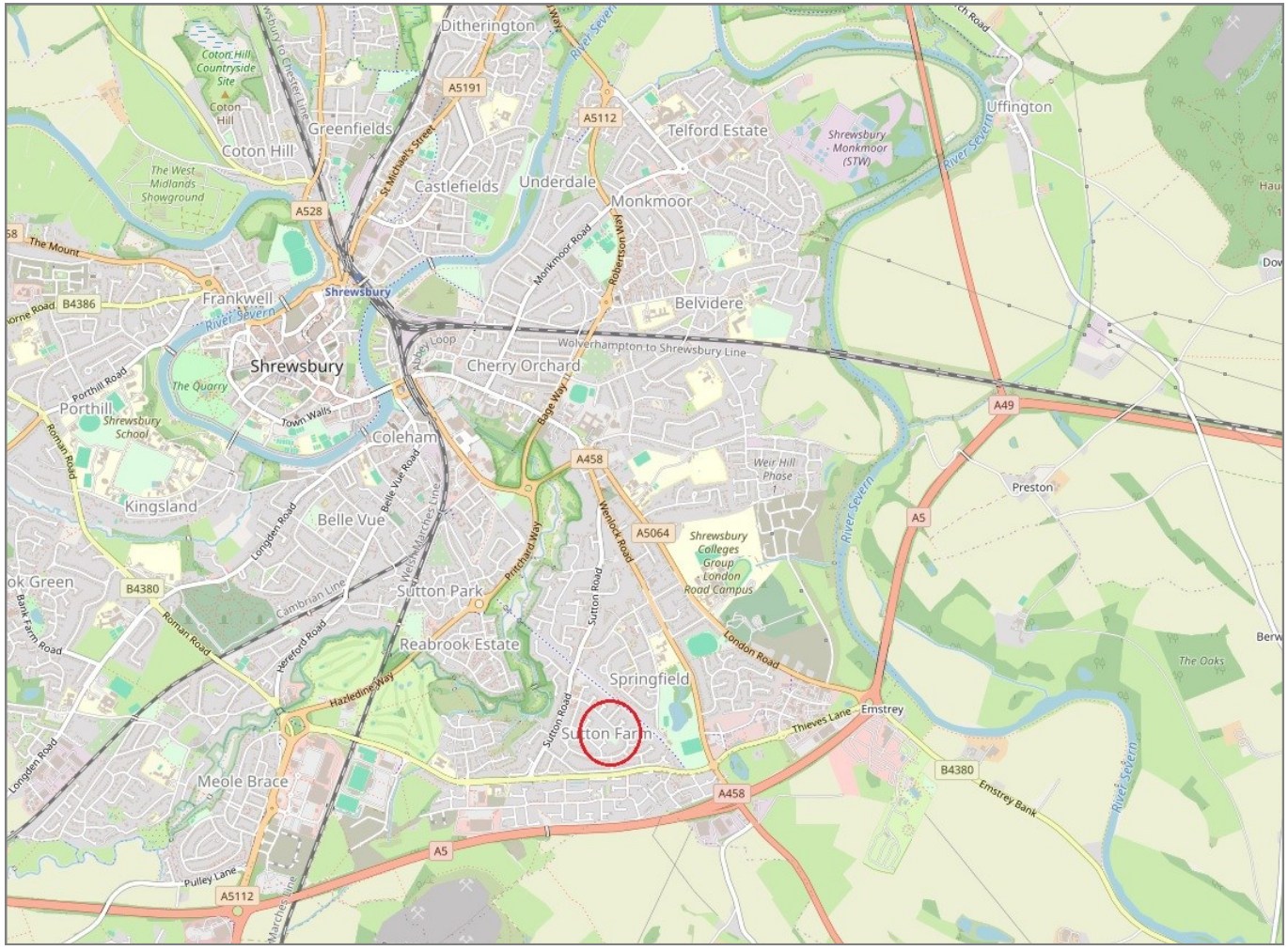
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

9 Drayton Gardens, Shrewsbury, SY2 6HG

Coopergreenpooks.co.uk

£382,000 Freehold — 4 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.