



14 Spruce Drive, Spring Gardens, Shrewsbury, SY1 2UX

4 bedroom detached house — £335,000 Freehold

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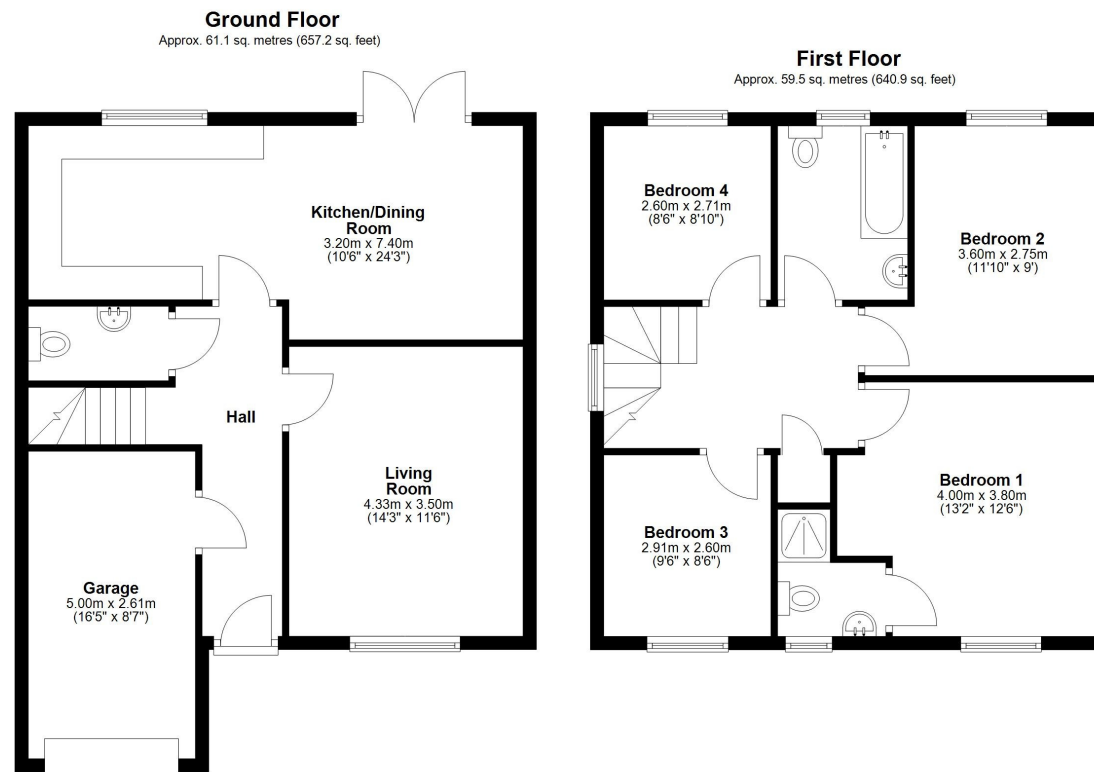
£335,000 Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

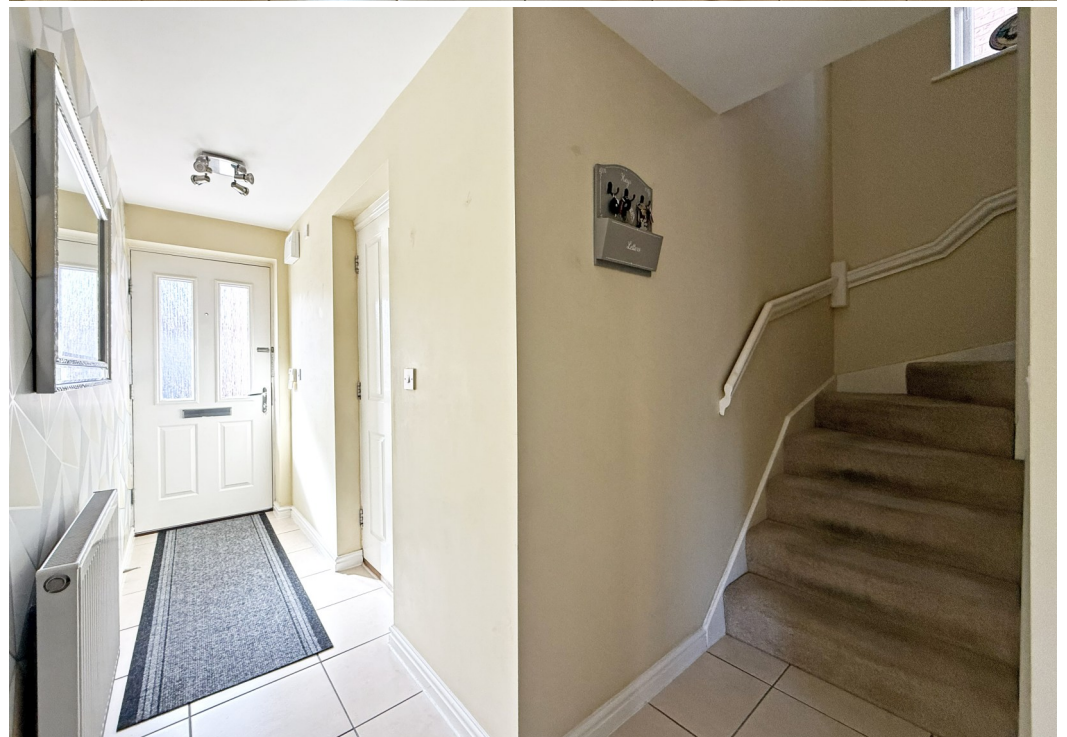
This beautifully presented detached family house has been improved and updated to provide thoughtfully designed accommodation, with four double bedrooms, as well as a landscaped private garden, driveway parking and integral garage.

KEY FEATURES

- Good sized entrance hall with cloakroom, access to garage, and turning staircase to a spacious landing
- Living room with feature electric fire and window to front
- Lovely open plan kitchen/dining room with a range of fitted units, integrated appliances and glazed double doors onto the rear garden
- On the first floor are four double bedrooms and a large family bathroom with shower, as well as an en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden laid to lawn with resin bound terraces, planted border, and secure gate to side
- To the front of the property is an extended resin bound driveway providing parking and access to the integral single garage
- A very quiet and convenient location within a popular residential area, a stone's throw from a choice of parks and amenities, as well as being just over a mile from the train station, town centre, and riverside walks



Total area: approx. 120.6 sq. metres (1298.1 sq. feet)







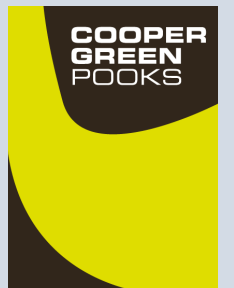


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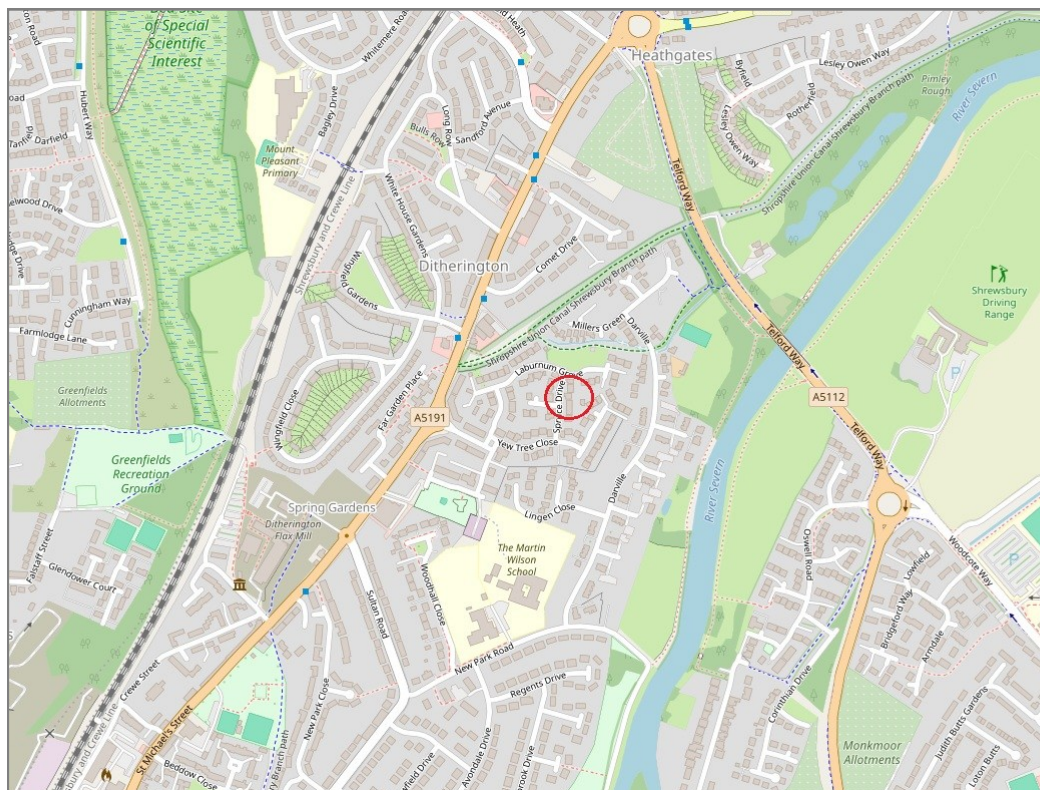
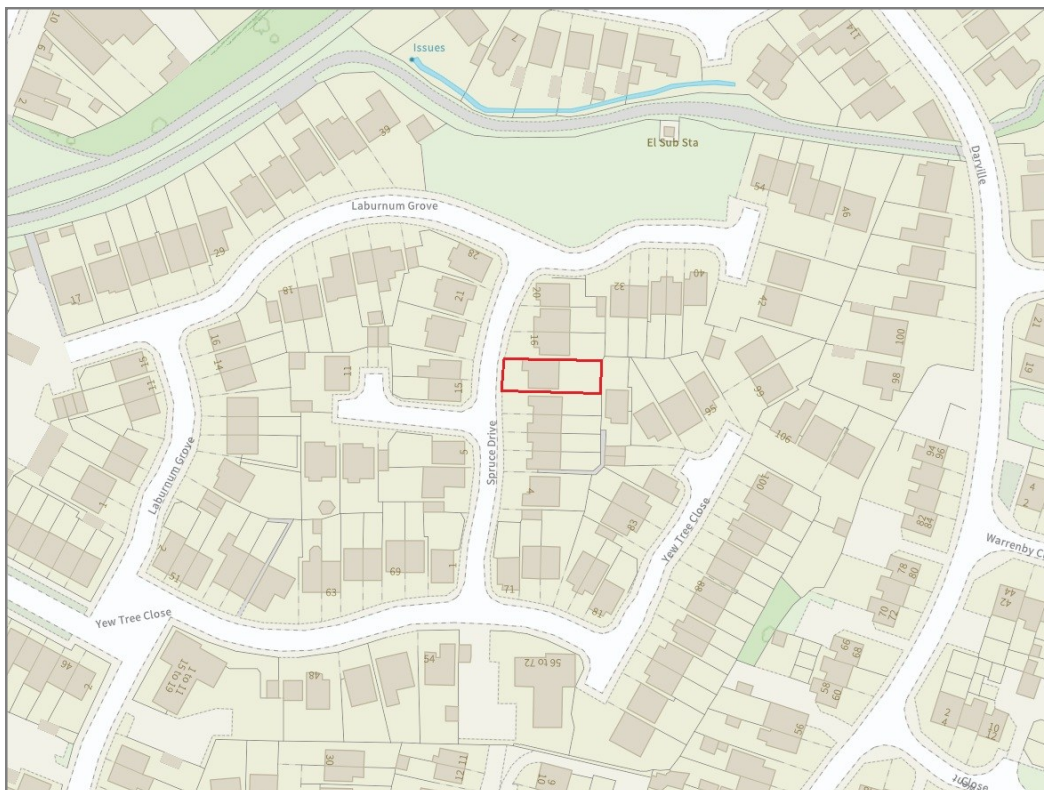
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
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.

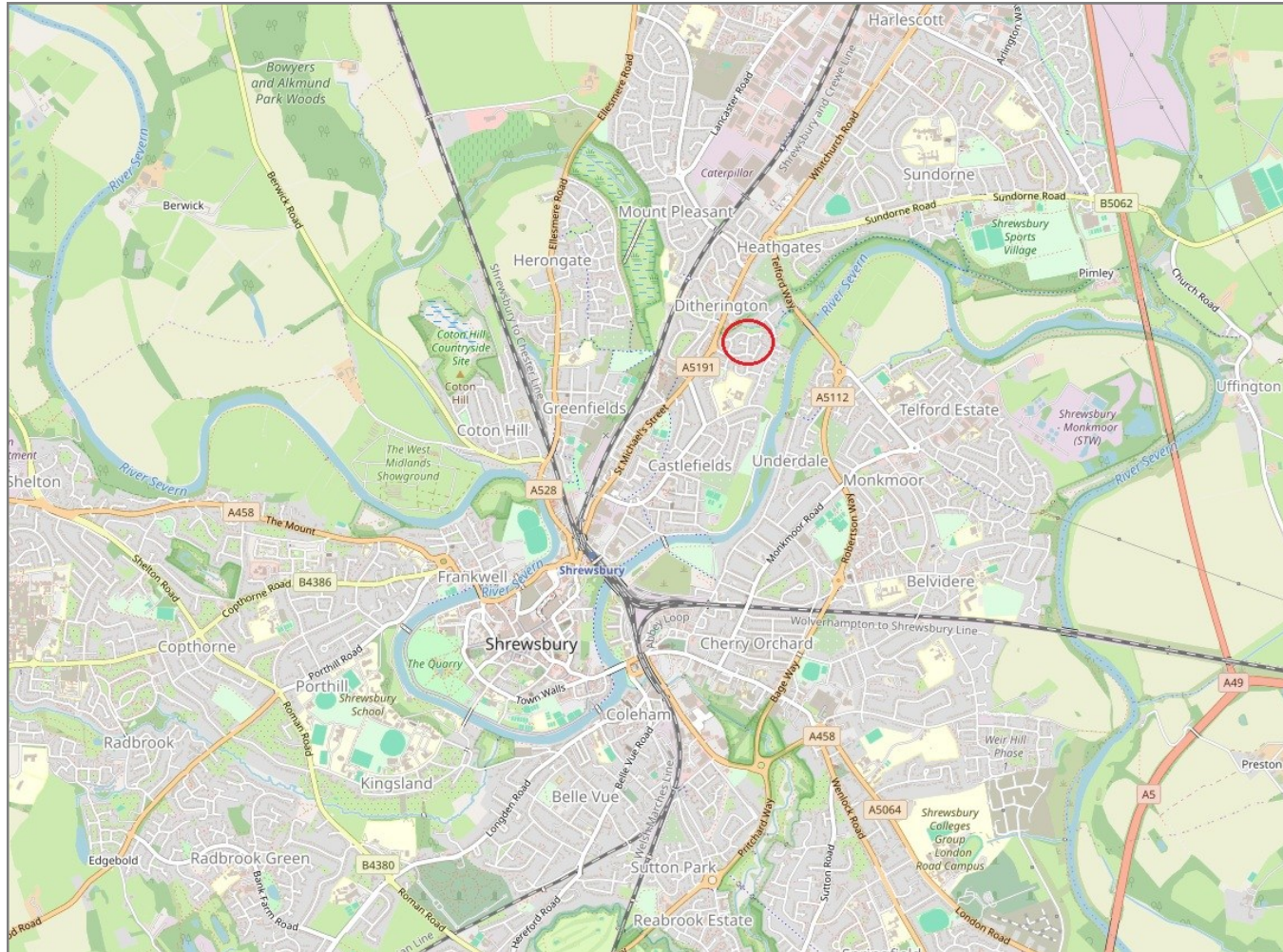
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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