



39 Westbury Road, Heath Farm, Shrewsbury, SY1 3HP

3 bedroom semi-detached house — £290,000 Freehold

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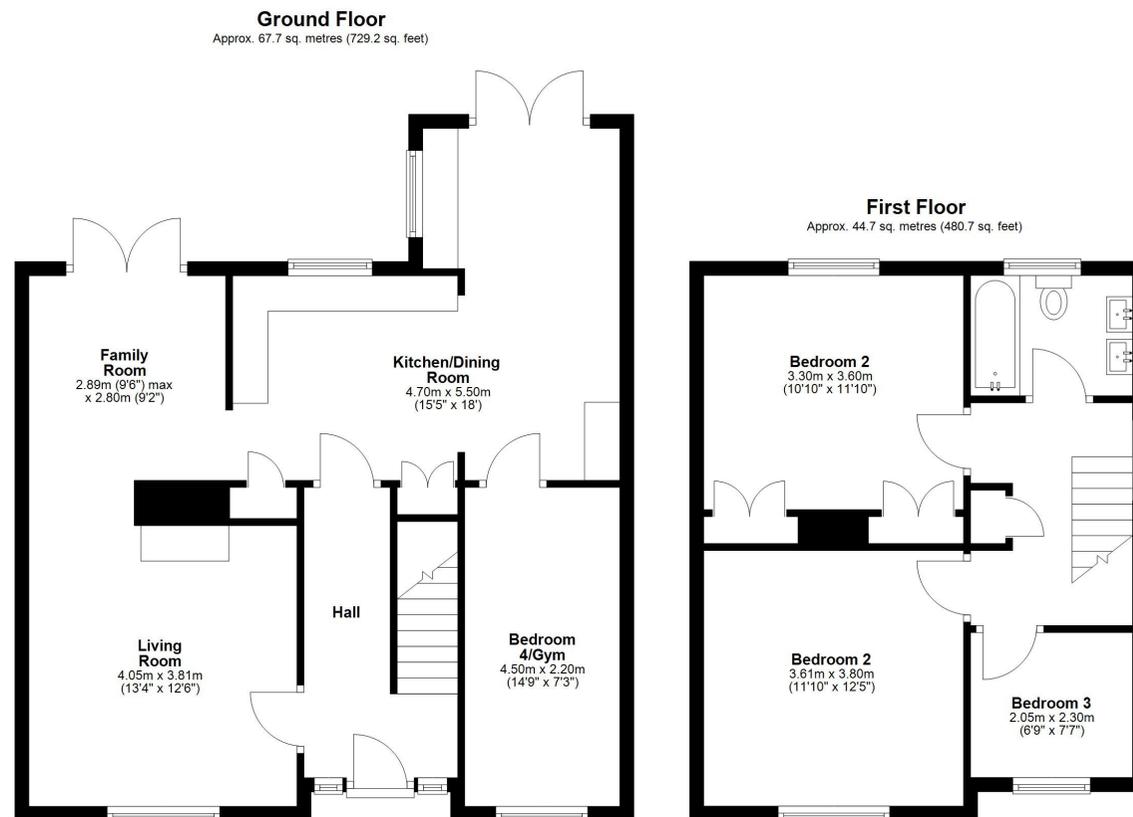
£290,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Having been significantly improved by the current owners, this extended semi-detached house offers beautifully presented and thoughtfully designed accommodation, while benefitting from a converted garage, south facing garden, and driveway parking.

KEY FEATURES

- Good sized entrance hall with staircase to a light and spacious landing
- Living room with feature fireplace and wood burning stove
- Separate family room, which could also be used as a dining room, with glazed doors to the rear
- Impressive open plan kitchen/dining room, complete with a range of fitted units, built-in cupboards, and glazed doors onto the garden
- The garage has previously been converted to create a versatile fourth bedroom, study, gym, or additional reception room
- On the first floor are two double bedrooms, one of which has built-in wardrobes, a further single bedroom and re-fitted family bathroom with shower and twin sinks
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped south facing rear garden, laid to lawn with a large raised paved terrace, timber garden store, and planted beds
- Driveway parking for at least two cars
- Situated within a popular residential area, a short distance from excellent amenities, primary and secondary schools, and less than two miles from the town centre
- This property has been significantly improved over recent years, with updates including new windows and doors, replacement boiler, heating system and radiators, new internal doors, re-fitted bathroom, new carpets throughout, and landscaping of the garden, as well as general decor and maintenance throughout

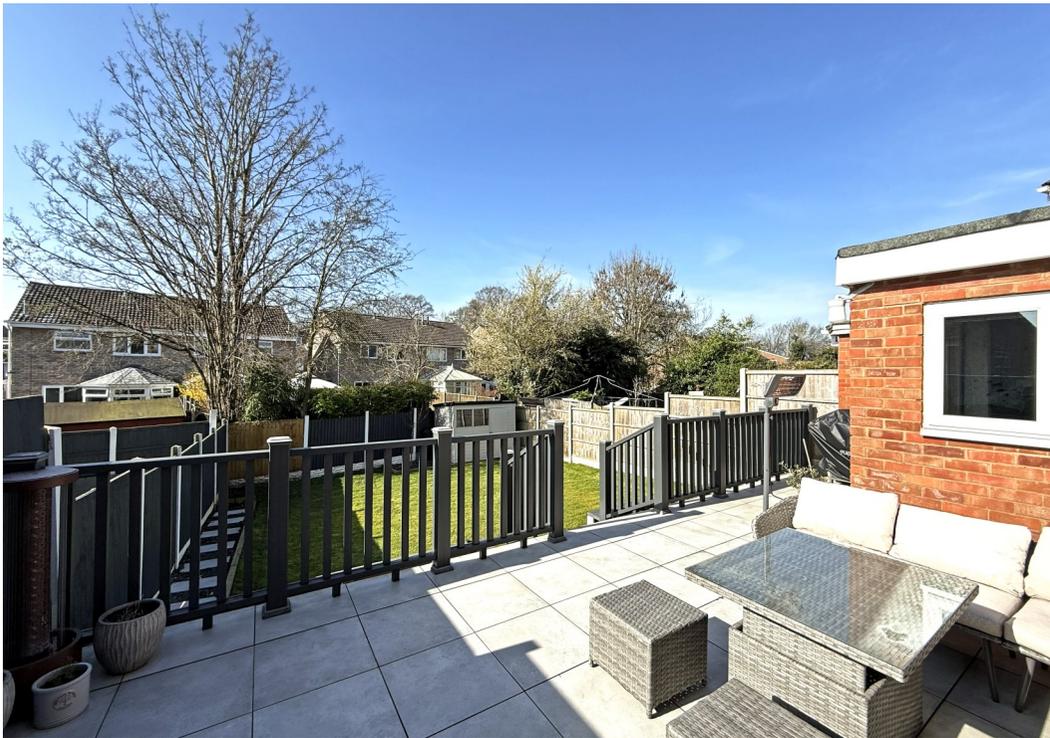


Total area: approx. 112.4 sq. metres (1209.9 sq. feet)









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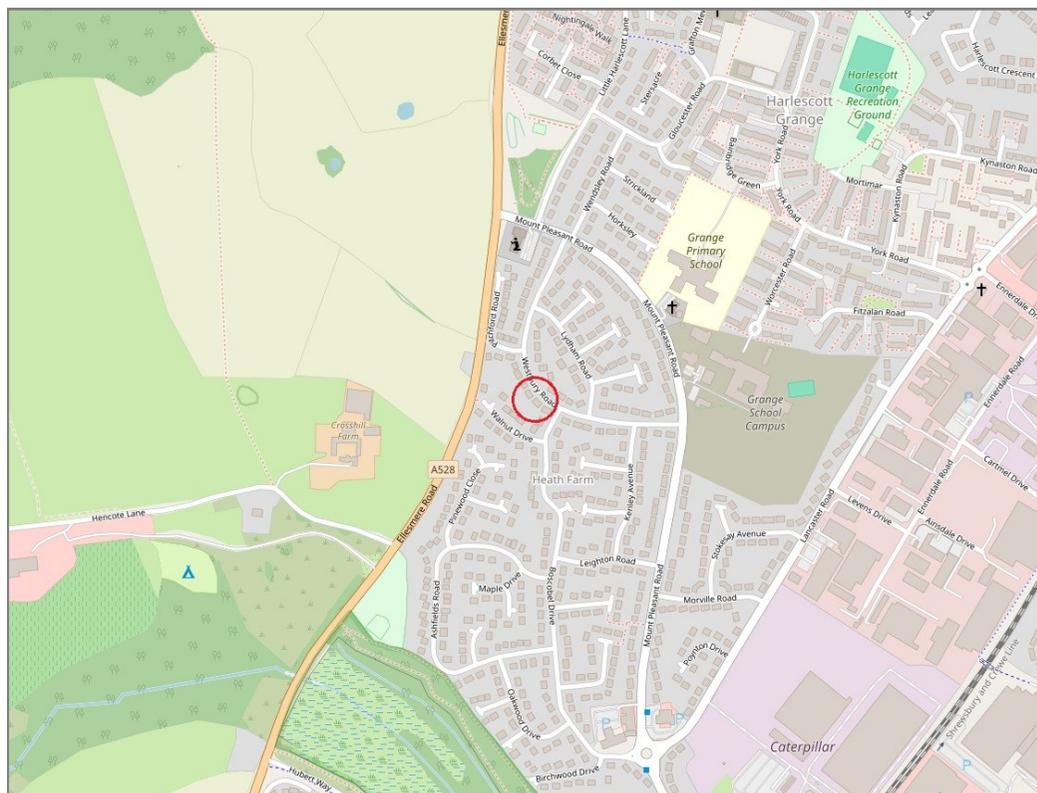
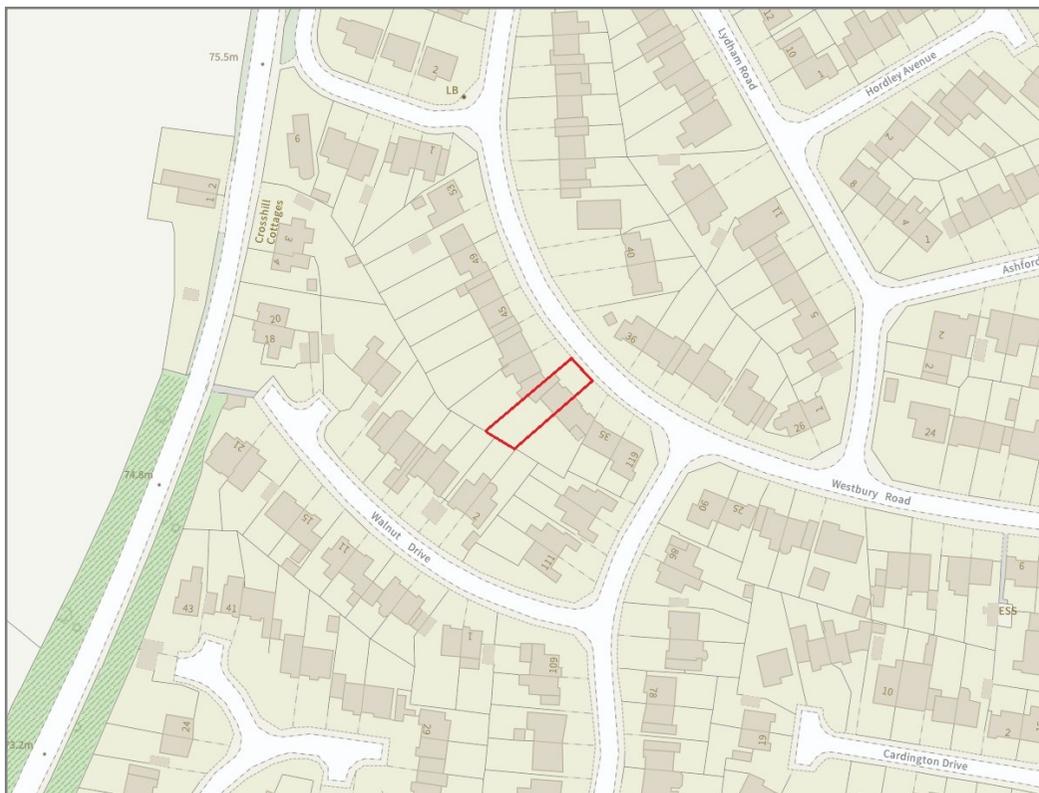
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BOUNDARIES NOT CONFIRMED

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.

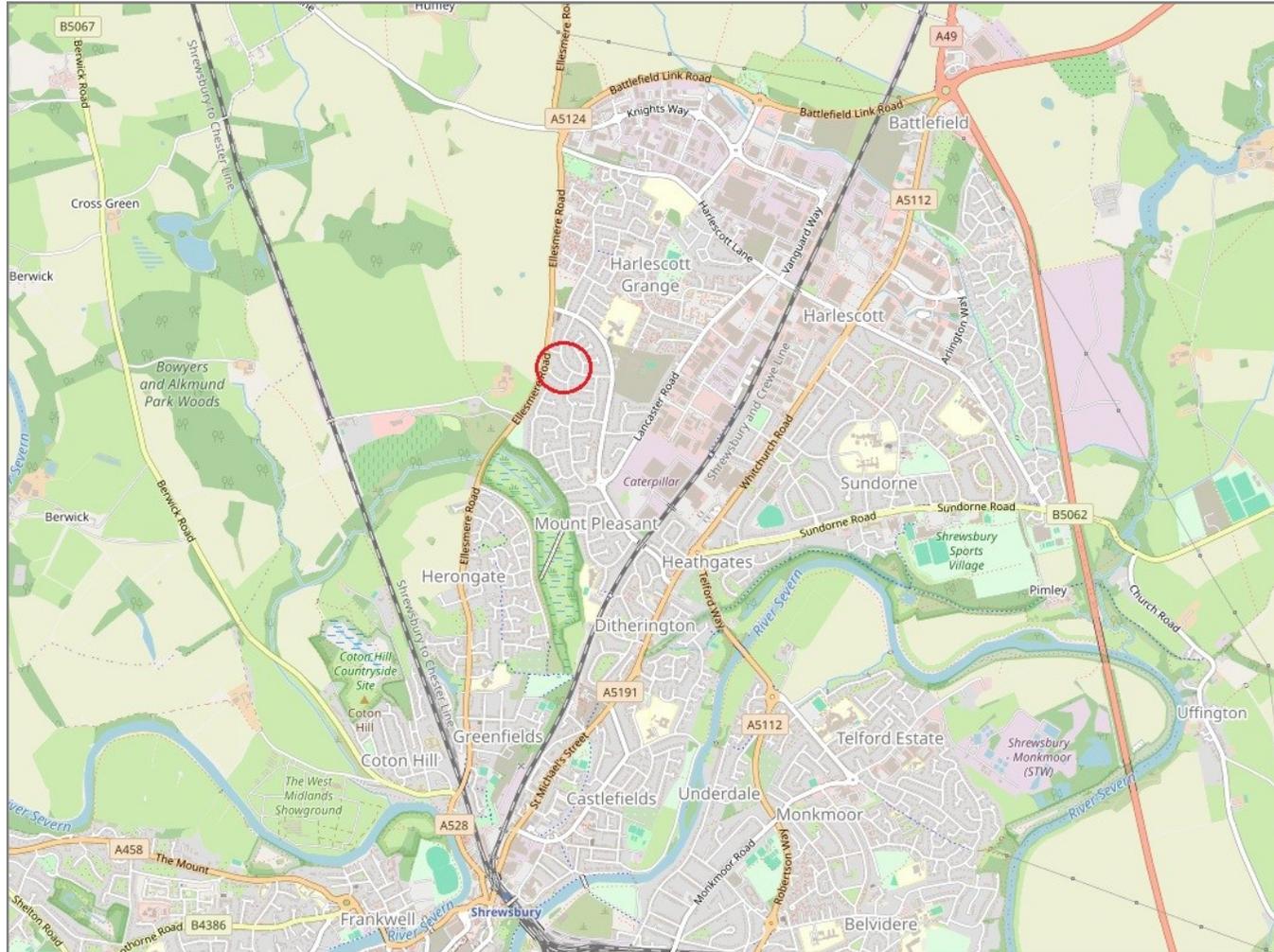
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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