



**7 Earls Hill View, Bicton Heath, Shrewsbury, SY3 5HA**

4 bedroom semi-detached house — £375,000 Freehold

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Coopergreenpooks.co.uk

£375,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

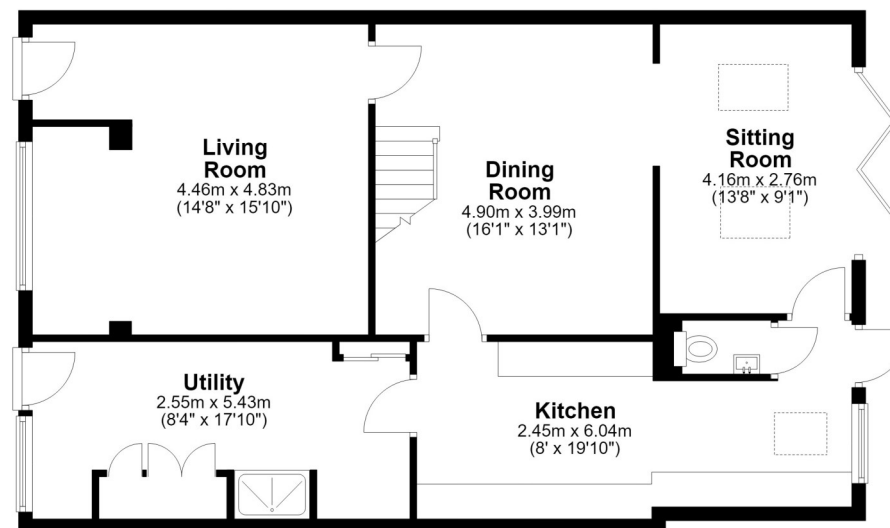
Well situated in a quiet and private cul de sac, this significantly improved and extended family home offers sizable accommodation which has been stylishly modernised to a high standard throughout.

## KEY FEATURES

- Entrance hall opening to the living room with wood effect floor and door to the large dining/sitting room.
- From the dining room there is access to a living room with two roof lights and bi folding doors to the rear garden.
- Impressive, fitted kitchen which has an extensive range of units, along with oak worksurfaces and integrated appliances. There is also a window and part glazed door to rear, as well as a cloakroom and further door to a large utility room.
- The utility room is also a secondary entrance hall and has built-in storage cupboards as well as a built-in dog shower.
- Staircase from dining room to the landing where there are four bedrooms and a re fitted shower room. In addition to which there is also a large re fitted ensuite bathroom with the main bedroom.
- uPVC double glazed windows and gas central heating.
- Driveway to front providing parking for two cars.
- Private rear garden which is mainly paved and decked for easy maintenance with raised beds and store.
- Located in a nice setting on the western fringe of town, close to the bypass, Oxen primary school, Royal Shrewsbury hospital and Mytton Oak Road shopping complex.

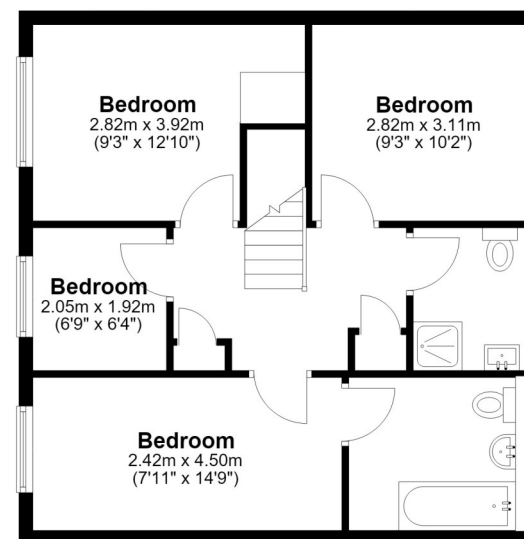
## Ground Floor

Approx. 83.6 sq. metres (900.3 sq. feet)



## First Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 135.6 sq. metres (1459.4 sq. feet)







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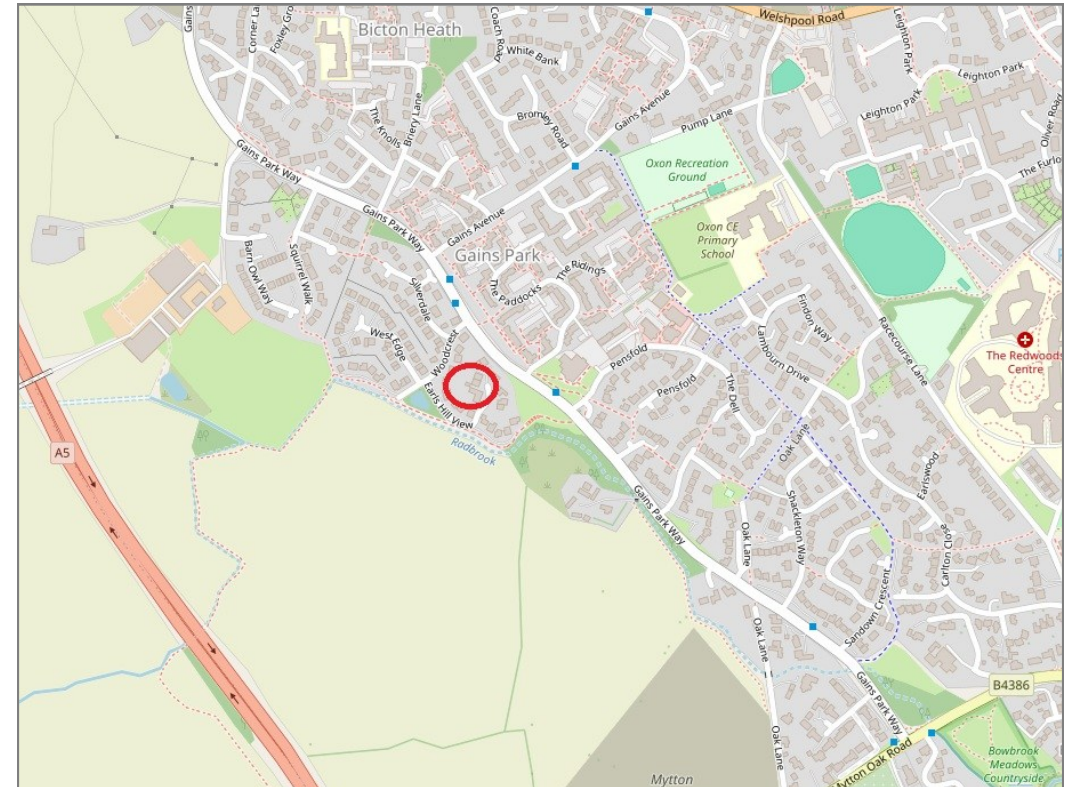
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</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.

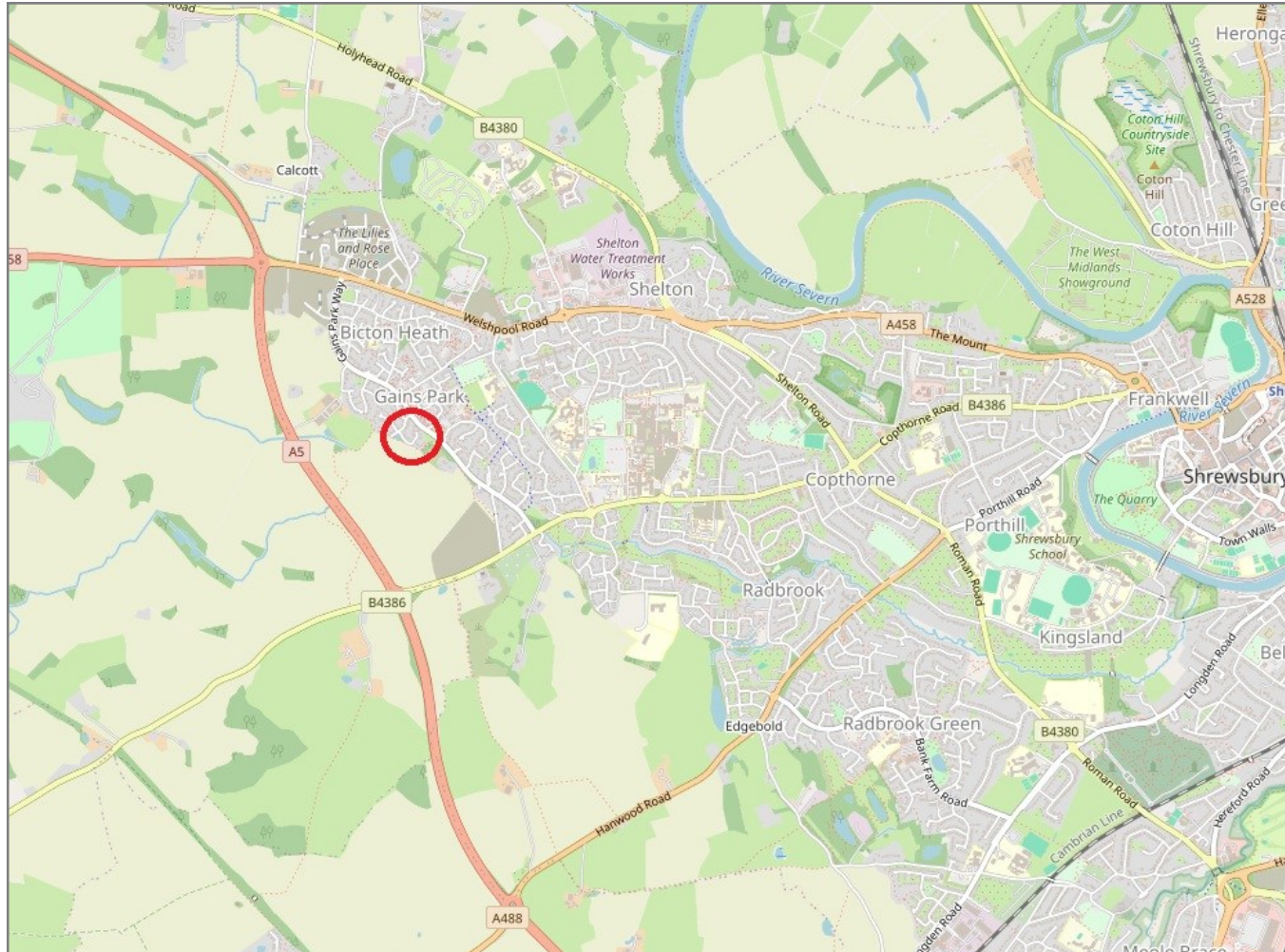
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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