



4 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF

3 bedroom semi-detached house — £320,000 Freehold

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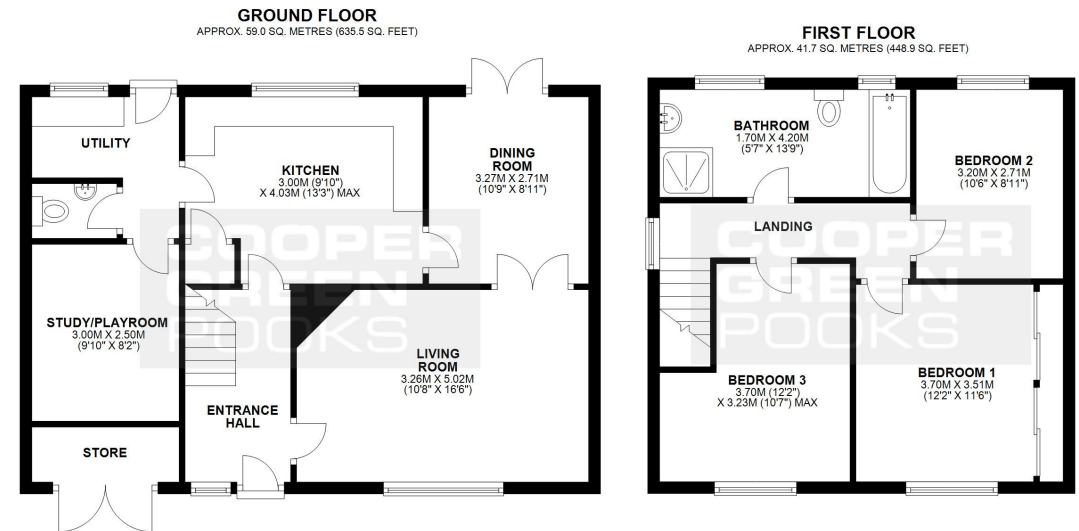
sales@cgpooks.co.uk

Quietly situated within a popular residential area, this well-proportioned larger style semi-detached house has been improved and extended to provide very practical and versatile accommodation, while benefitting from a private landscaped garden, purpose built home office/garden room, and plenty of driveway parking.

KEY FEATURES

- Good sized entrance hall with storage and staircase to landing
- Living room with large window to front and double doors to the separate dining room, currently used as an office, with glazed double doors to the rear garden
- Re-fitted kitchen, complete with integrated appliances and under stairs pantry
- The garage has been converted to provide a versatile extra reception room with a utility and cloakroom to the rear, the front of the garage has been retained as useful storage
- On the first floor are three double bedrooms, with the master having built-in wardrobes, and a spacious family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating - the boiler was replaced within the last 12 months
- Private landscaped rear garden, laid to artificial lawn with Indian stone paved terrace. There is also a purpose built home office/garden room which is fully insulated and heated to create the perfect working from home environment, or could be used as a gym, studio, games room or bar
- Extensive block paved driveway to the front providing plenty of parking
- A quiet and convenient location, just a short distance from Sutton Farm's excellent amenities, road links via the bypass, and less than two miles from the town centre

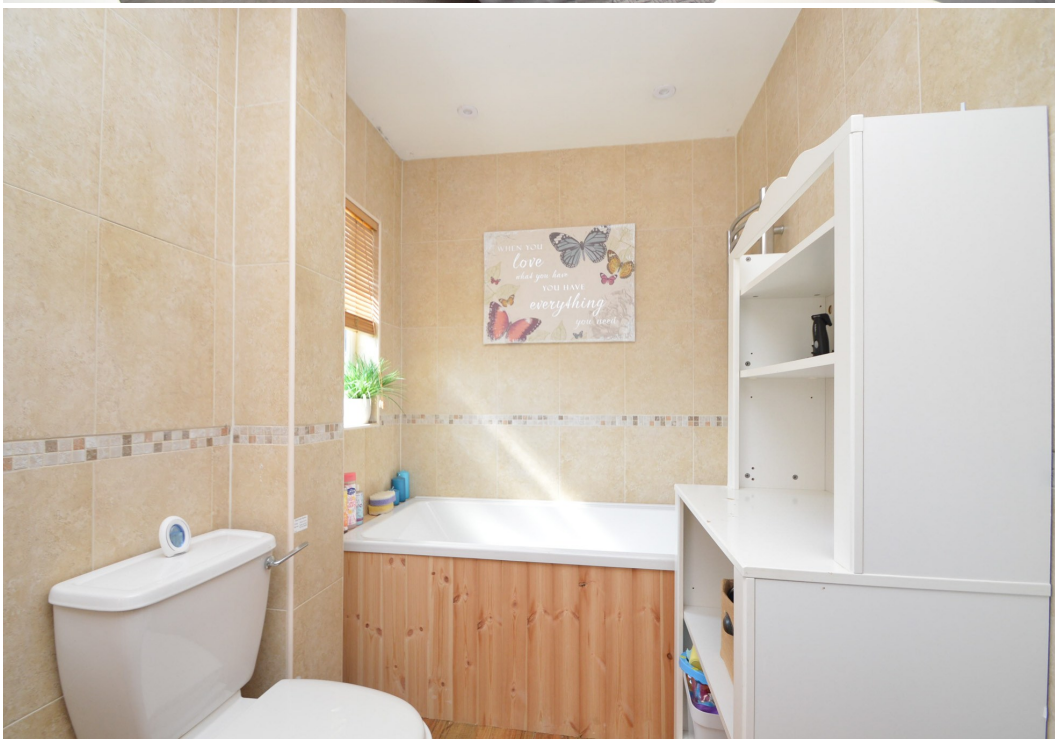
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TOTAL AREA: APPROX. 100.7 SQ. METRES (1084.4 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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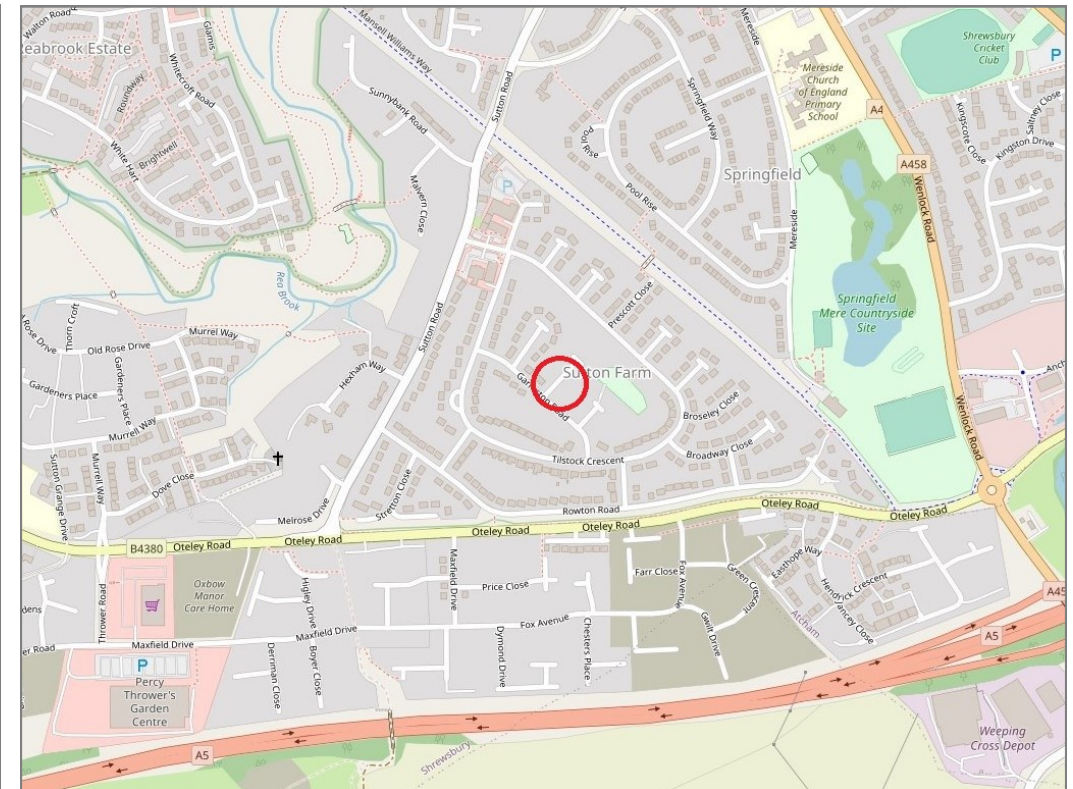
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
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.

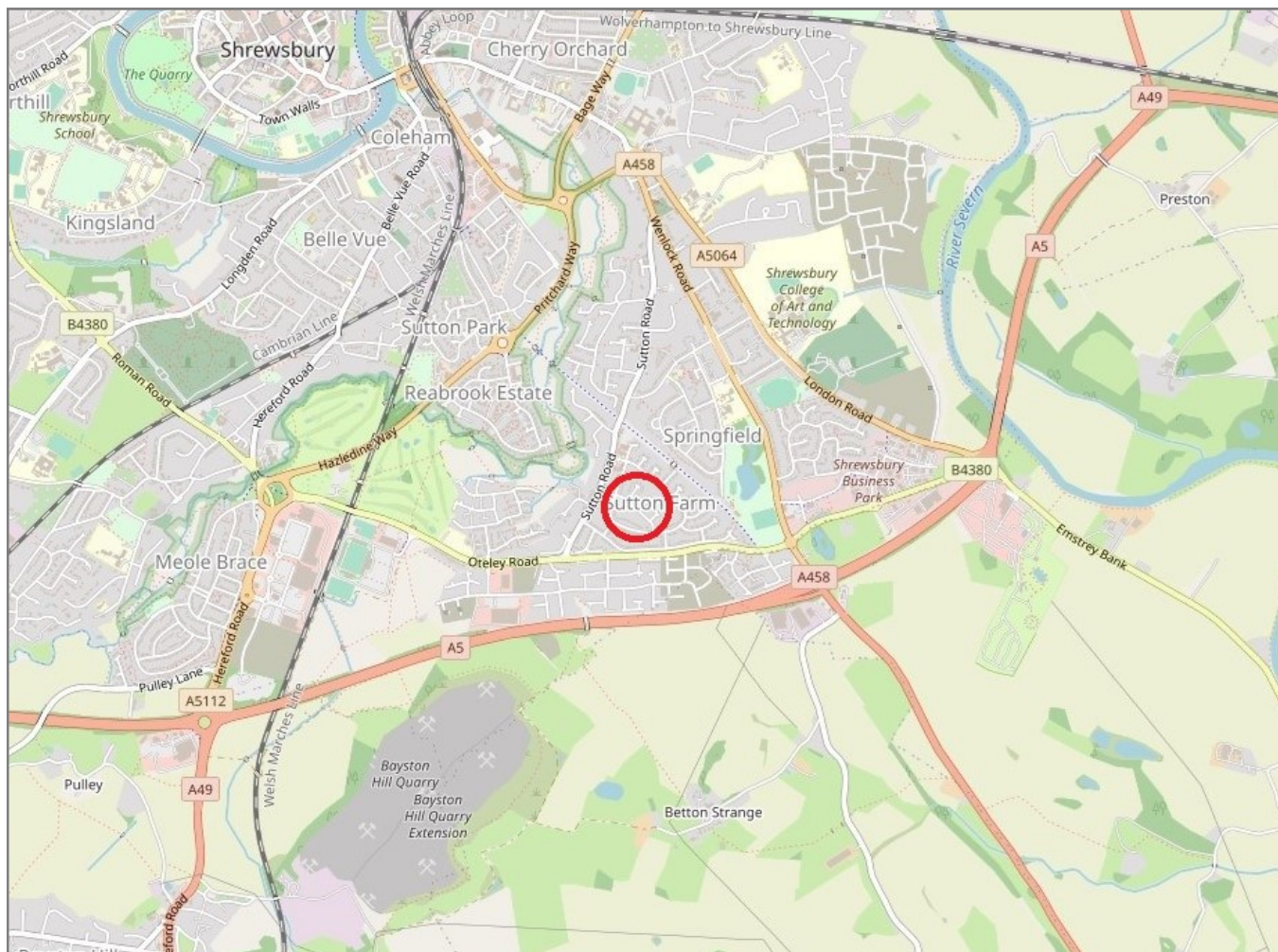
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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