



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

4 bedroom semi-detached house — £310,000 Freehold

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Coopergreenpooks.co.uk

£310,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

Located at the end of a quiet cul de sac with a large private garden, this semi-detached family home has been extended to provide a large conservatory, as well as a ground floor fourth double bedroom, sizable utility and shower room.

KEY FEATURES

- Entrance porch to living room which connects to the semi open plan dining room.
- There is access from the dining room to the kitchen and also glazed sliding doors to the large conservatory which opens onto the garden.
- The large utility room provides access to both the front and rear of the property and to the shower room and ground floor 4th bedroom, which is big enough to provide a sitting area.
- Upstairs there are three further bedrooms and a family bathroom.
- uPVC double glazed windows and gas central heating.
- Driveway providing parking and access to a covered area, from which there are double doors to a single garage.
- Extensive private lawned rear garden with established boarder.
- Good location in the popular Sutton Farm area of town which has a fantastic range of amenities, as well as being within easy access of Mereside park and primary school.

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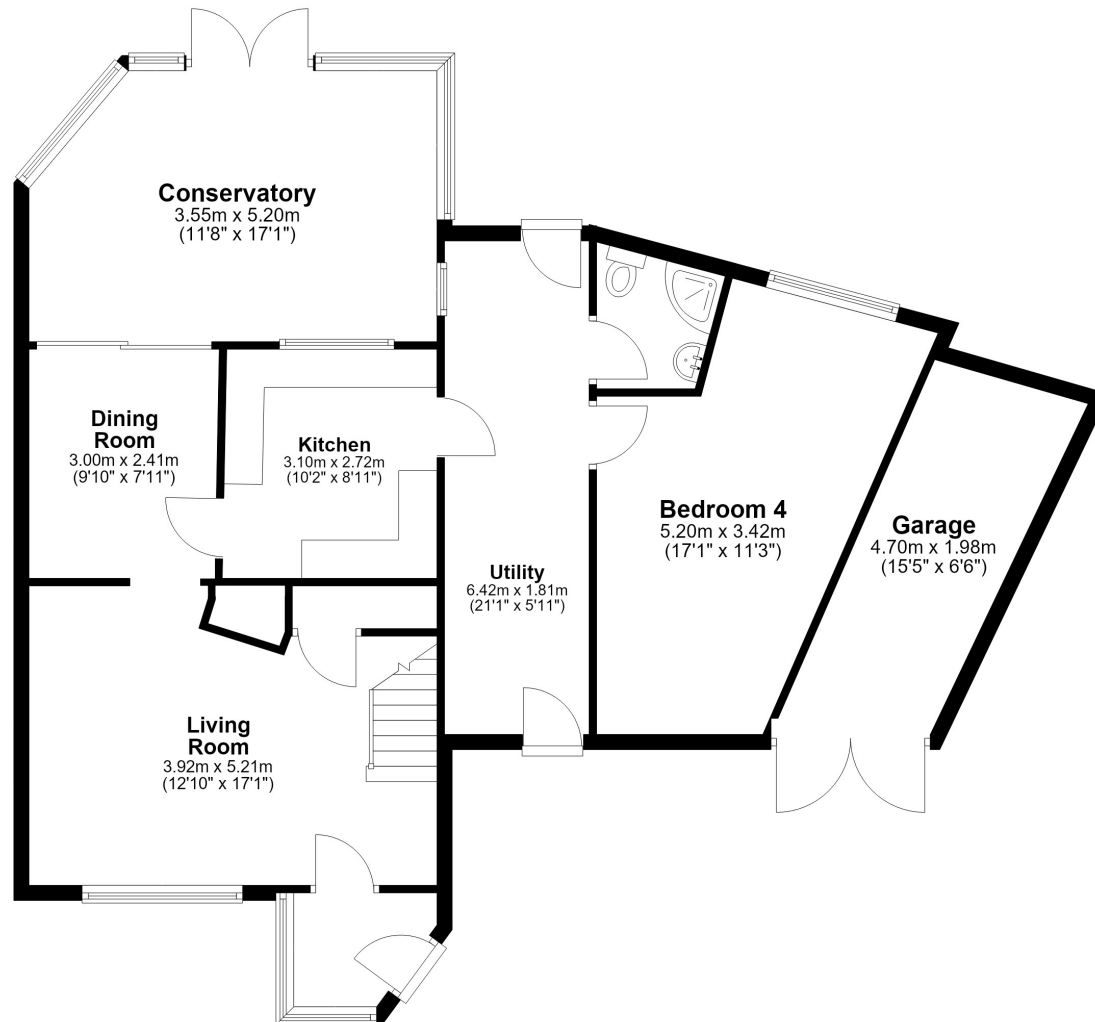
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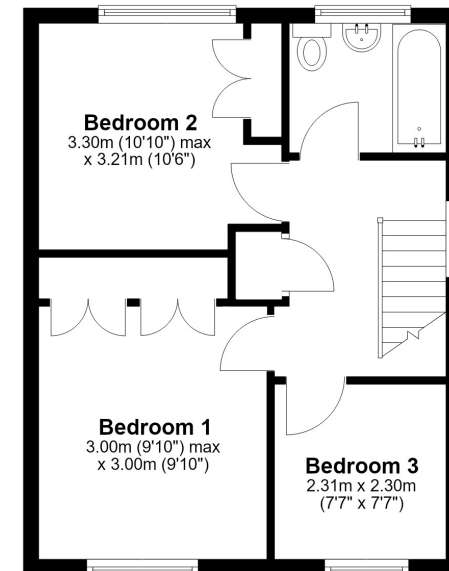
Ground Floor

Approx. 102.6 sq. metres (1104.6 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 139.2 sq. metres (1498.1 sq. feet)







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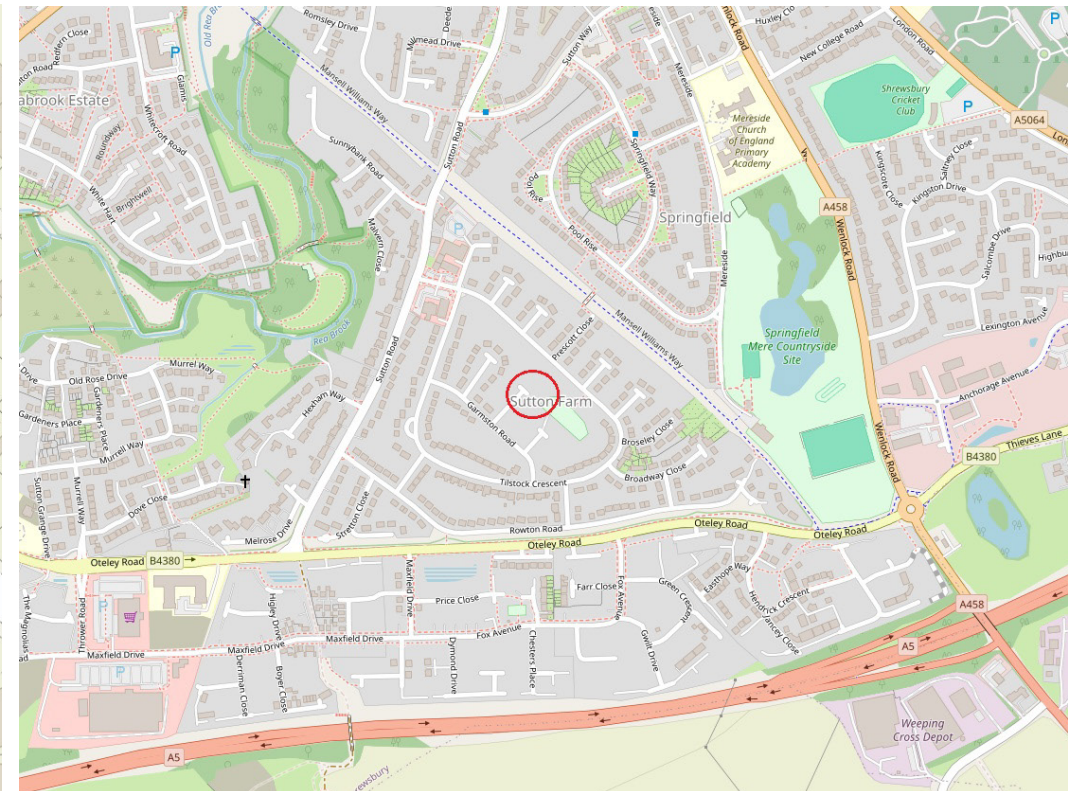
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

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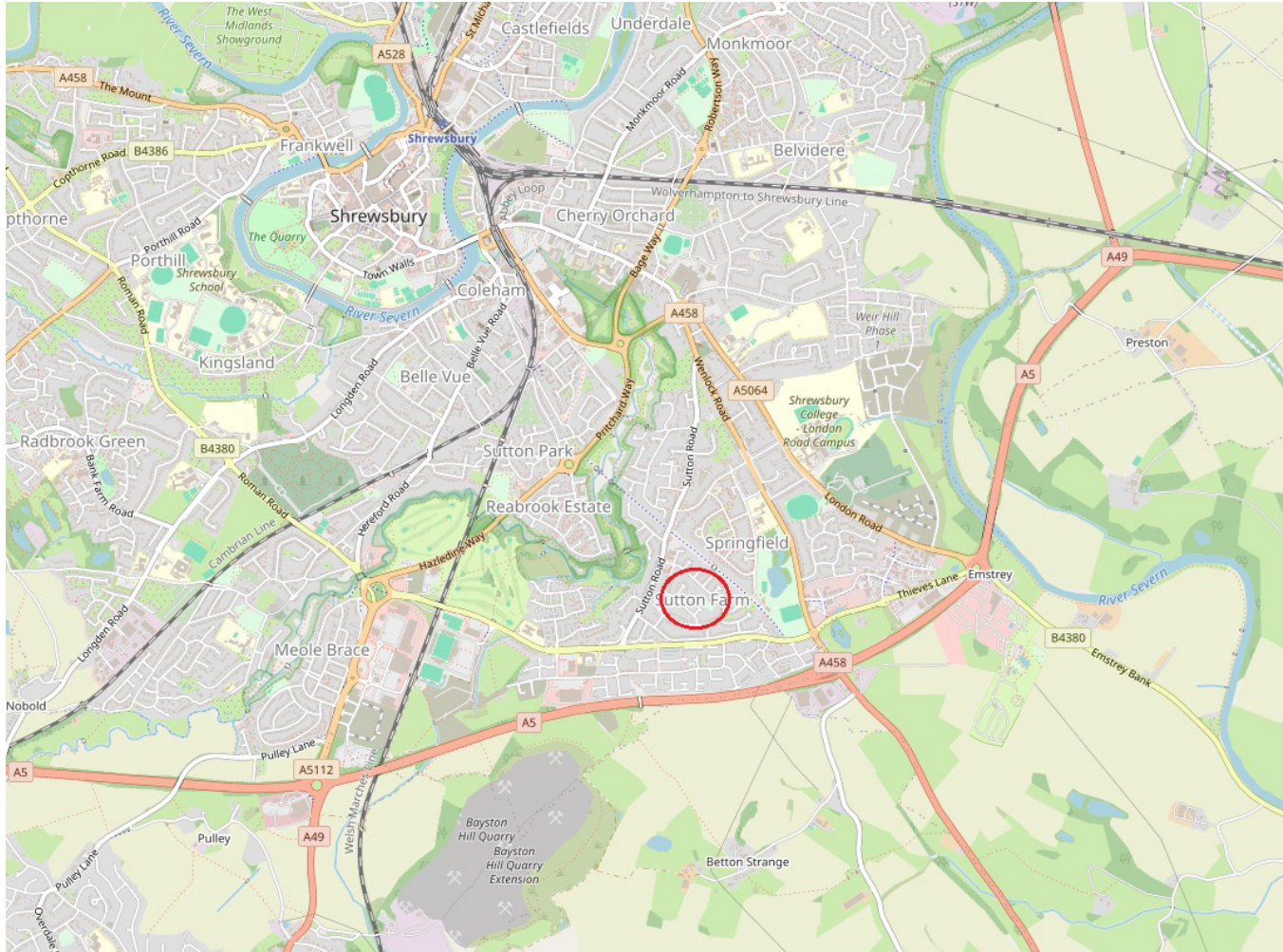
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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