



8 Hamilton Drive, Telford Estate, Shrewsbury, SY2 5UH

3 bedroom semi-detached house — £270,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

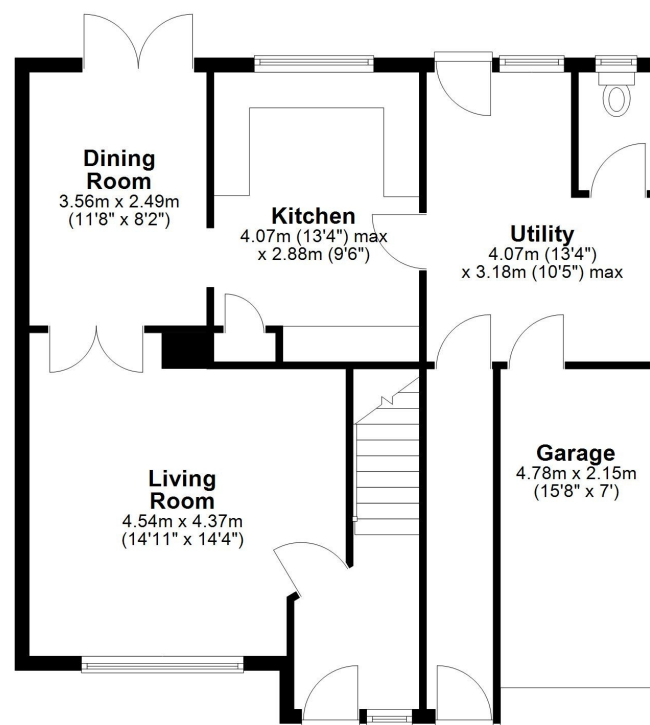
This semi detached family home offers excellent accommodation, with a private rear garden, whilst being well situated in a quiet cul de sac on the fringe of town.

KEY FEATURES

- Entrance hall with stairs to first floor and door to a good sized living room which has a feature fire place, window to front and double doors to the dining room
- Dining room providing access to kitchen and also the rear garden via glazed double doors.
- Separate fitted kitchen and an adjoining utility room with cloakroom. From the utility there is also a door to the rear garden, garage and side entrance lobby.
- Three bedrooms and a family bathroom.
- uPVC double glazed windows and gas central heating.
- Lawned garden to front and a driveway which provides parking, as well as access to the garage.
- Sizable private lawned rear garden with paved sun terraces.
- Well situated in a popular residential area, within walking distance of local schools and a good selection of other amenities. The property is also just a stones throw from countryside walks and about a 10 minute drive to the town centre.

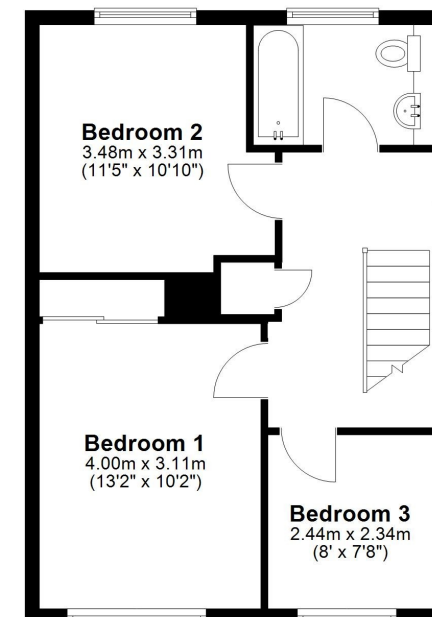
Ground Floor

Approx. 75.6 sq. metres (813.4 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 121.1 sq. metres (1303.0 sq. feet)







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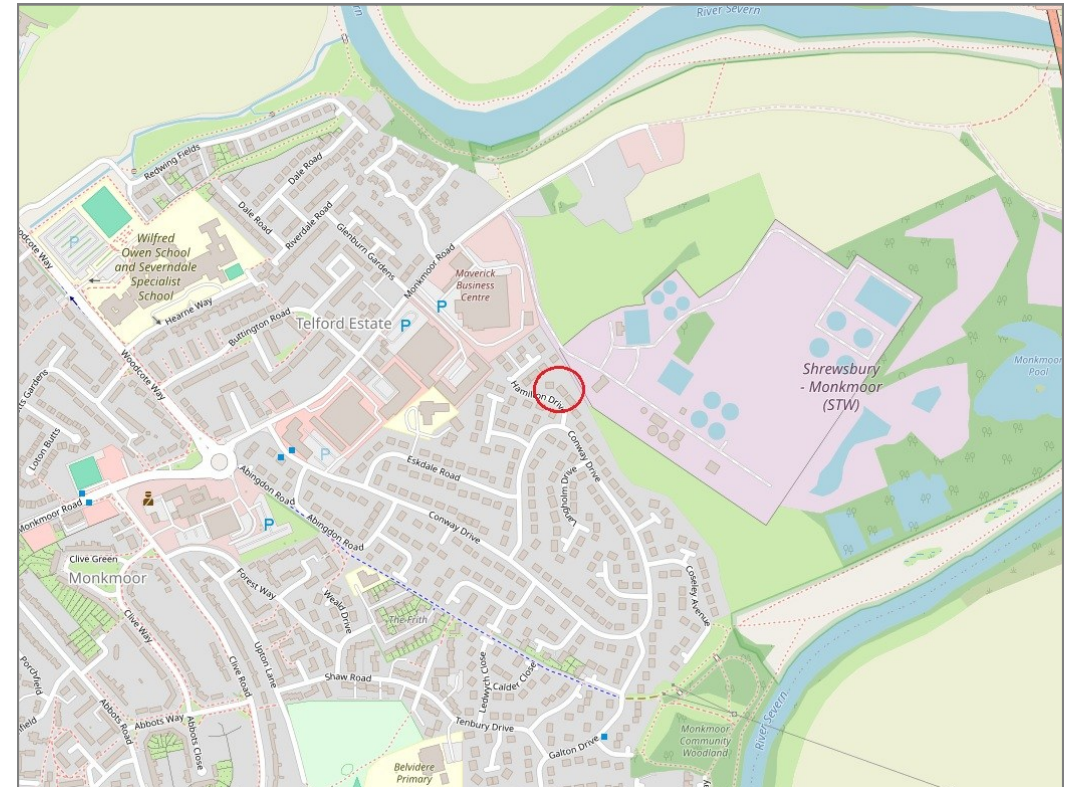
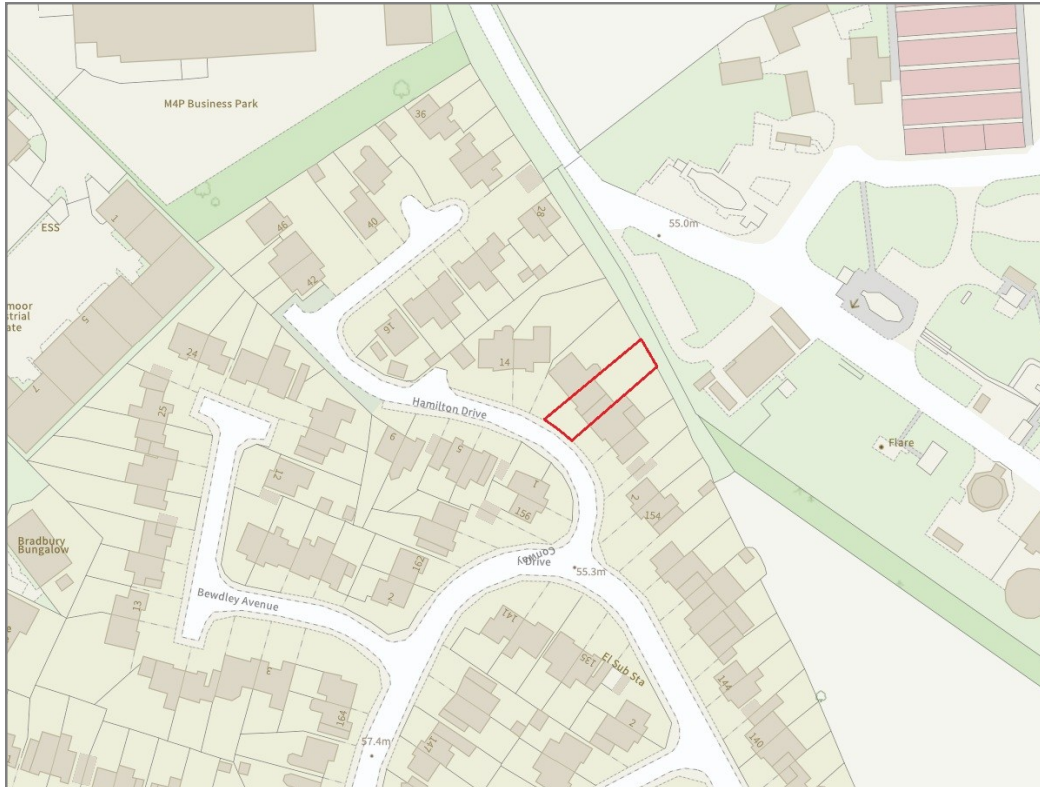
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

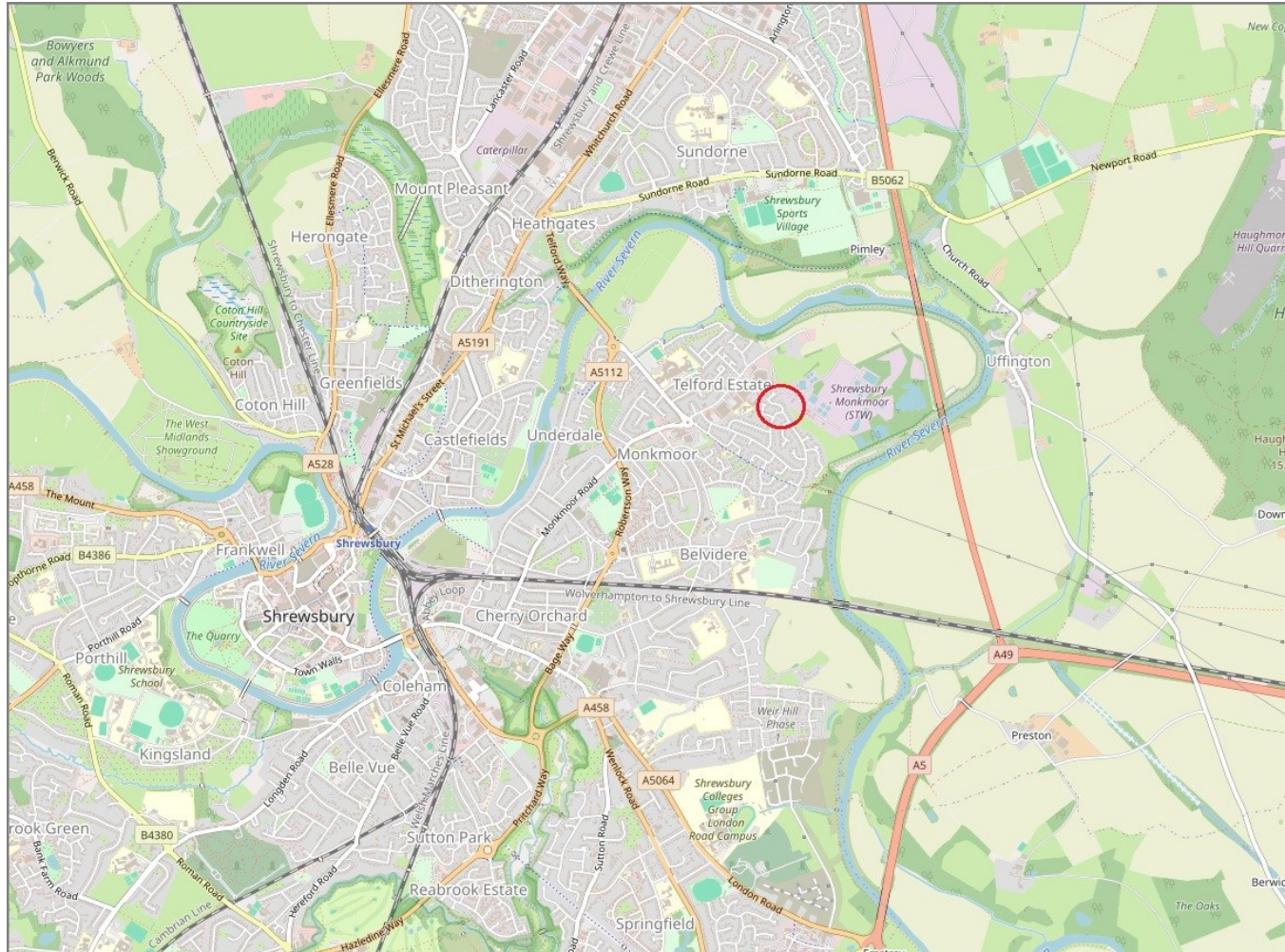
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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