



48 Hereford Road, Shrewsbury, SY3 7RD

3 bedroom detached house — £475,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This very attractive property is located in an elevated position just a 5-minute drive from the town centre, with a nice outlook and a large private rear garden. The spacious interior has been extensively improved to a high standard with lots of impressive features, as well as a detached garage and an adjoining home office.

KEY FEATURES

- Very well presented, light and spacious with oak parquet flooring throughout most of the ground floor.
- Recessed entrance area to a good-sized hall with doors to both the kitchen and living room.
- Living room with bay window to front as well as a feature fireplace.
- Dining room which is open plan to the kitchen with a range of units to one wall, fireplace with wood burner and further bay window to front and glazed double doors.
- Well fitted kitchen/breakfast room with integrated appliances and tiled flooring. There is also a fitted window seat, a part vaulted ceiling with roof light and door to rear, from which there is access to a separate wc and laundry with plumbing and space for dryer.
- Staircase from hall to the landing where there is a re fitted bathroom with separate shower and three bedrooms, two of which have elevated views across Hereford road to Meole golf course.
- Double glazed windows and gas fire central heating.
- Driveway providing parking for about three cars and access to the single garage, adjoining the garage there is also a separate home office, which is insulated with light, power and has double glazed window.
- The beautifully landscaped and private rear garden has established borders, as well as a paved terrace with gazebo. In addition to which there is also a substantial area of further garden which is extensively lawned with mature trees and hedging.
- Popular and convenient location within walking distance of Coleham and the town centre and both Priory and Meole secondary schools.



Total area: approx. 143.7 sq. metres (1546.5 sq. feet)







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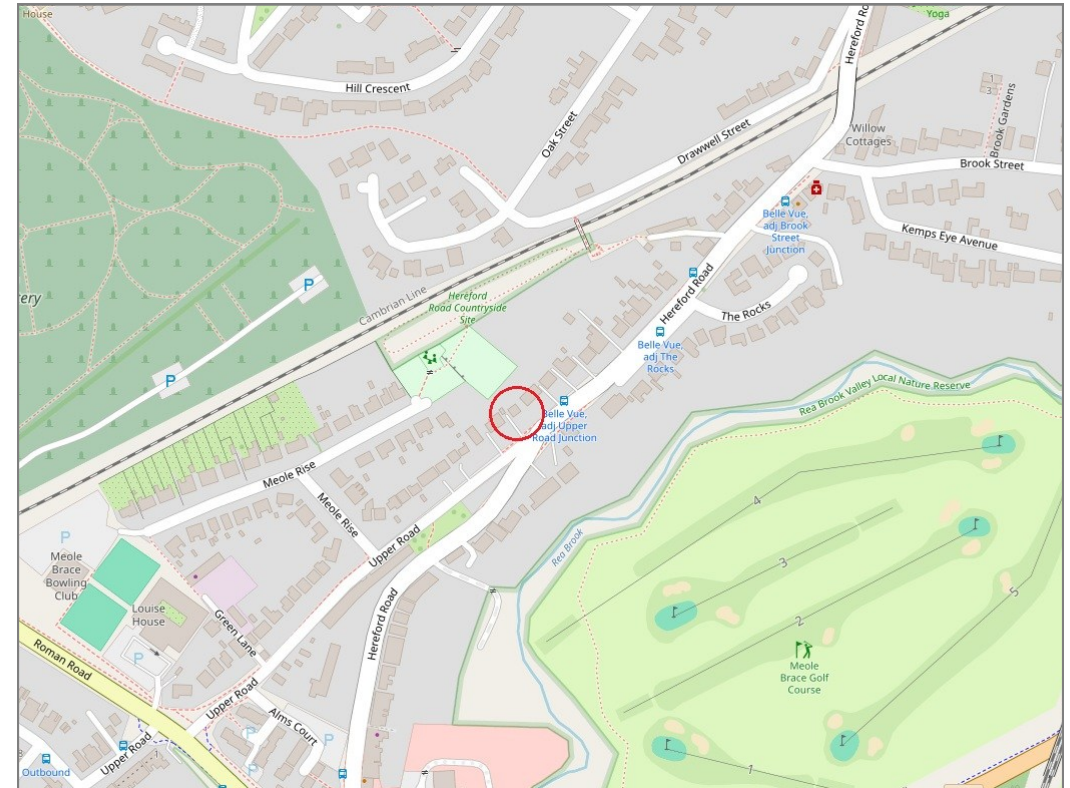
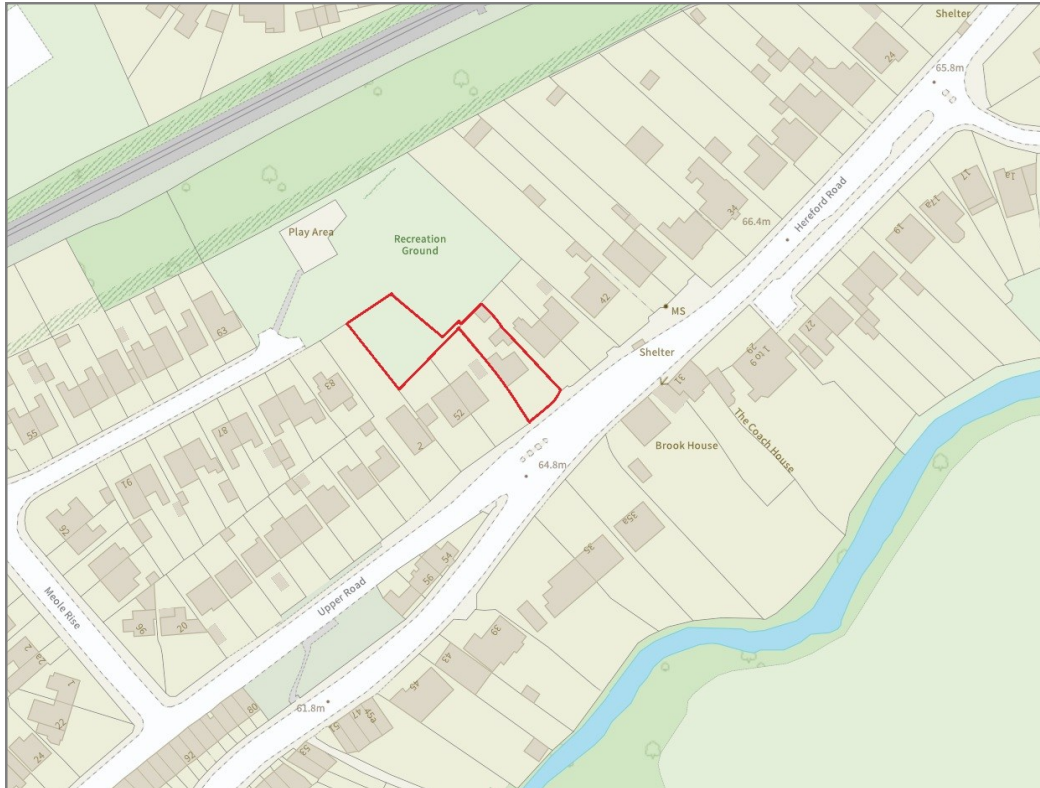
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
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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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