



£305,000 Freehold — 3 bedroom detached house

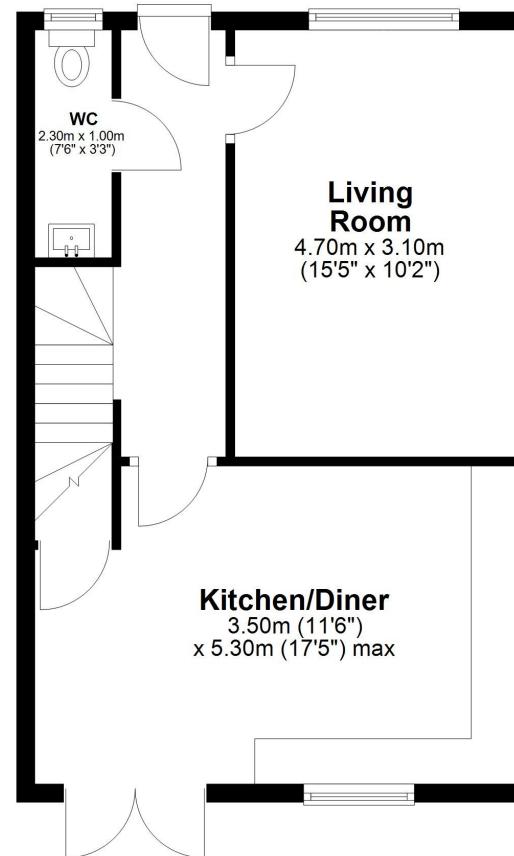
sales@cgpooks.co.uk

**A modern and well-presented detached house, located in a lovely position at the end of a private driveway with nice outlook and south facing garden.**

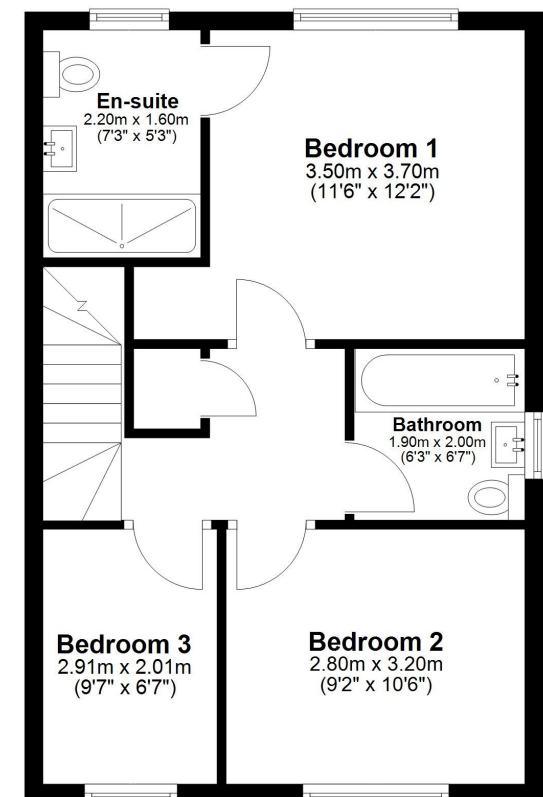
## KEY FEATURES

- Covered entrance to hall with cloakroom and doors to both the kitchen and a good sized living room with feature fireplace and window to front.
- Open plan kitchen/dining room with built in storage cupboard and a range of modern and stylish units which have been upgraded to incorporate granite working surfaces and integrated appliances. There is also a window and glazed double doors opening onto sun terrace.
- Staircase from hall to landing with built in storage, access to loft, family bathroom and 3 double bedrooms. The main bedroom also has an en suite shower room.
- All of the ground floor benefits from good quality wood effect flooring and the property also has uPVC double glazed windows and gas central heating.
- Driveway along the side of the property providing parking for about 2 cars, and at the front there is also a sizable turning area, along with lawned garden and boarders.
- The south facing rear garden has an artificial lawn with spacious paved sun terracing and raised bed. There is also a large garden store included in the sale.
- Really good location at the end of a secluded private driveway shared with just 6 other properties.
- Walking distance of nature reserve and park, as well as a great retail park, Shrewsbury town football club, Ballantyne's fitness club and Meole Brace golf course.

**Ground Floor**  
Approx. 36.1 sq. metres (388.4 sq. feet)



**First Floor**  
Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)







# 7 Lloyd Drive, Oteley Road, Shrewsbury, SY2 6GL

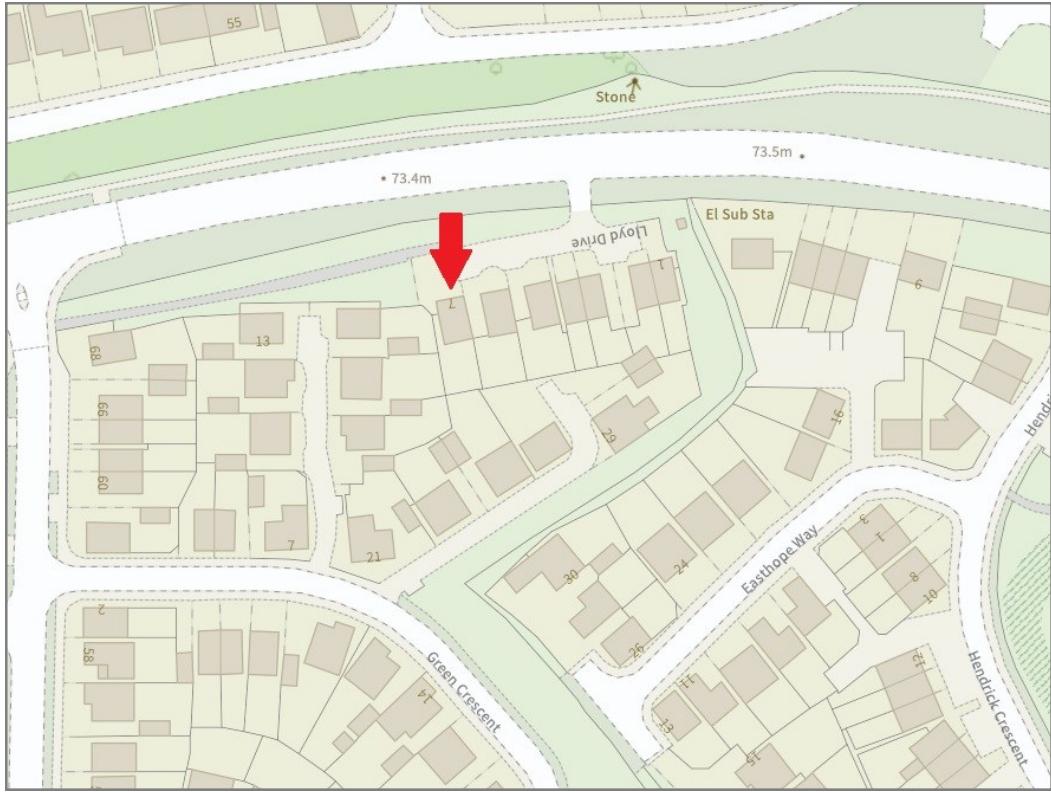
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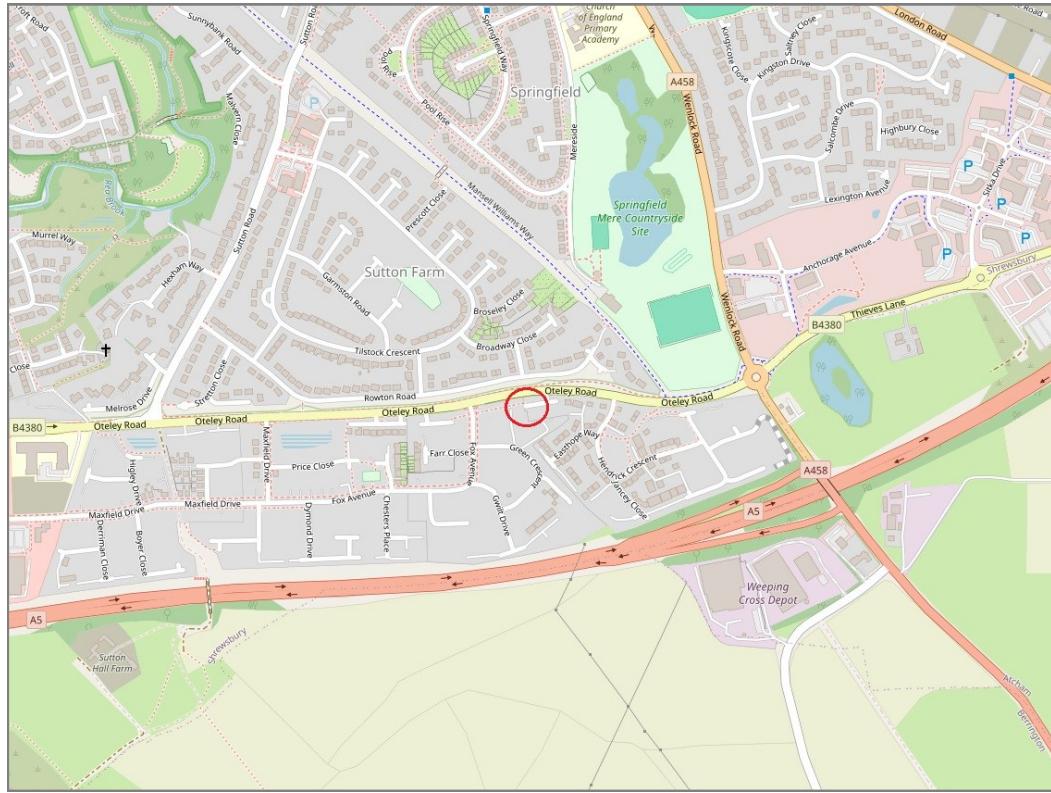
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BOUNDARIES NOT CONFIRMED



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**

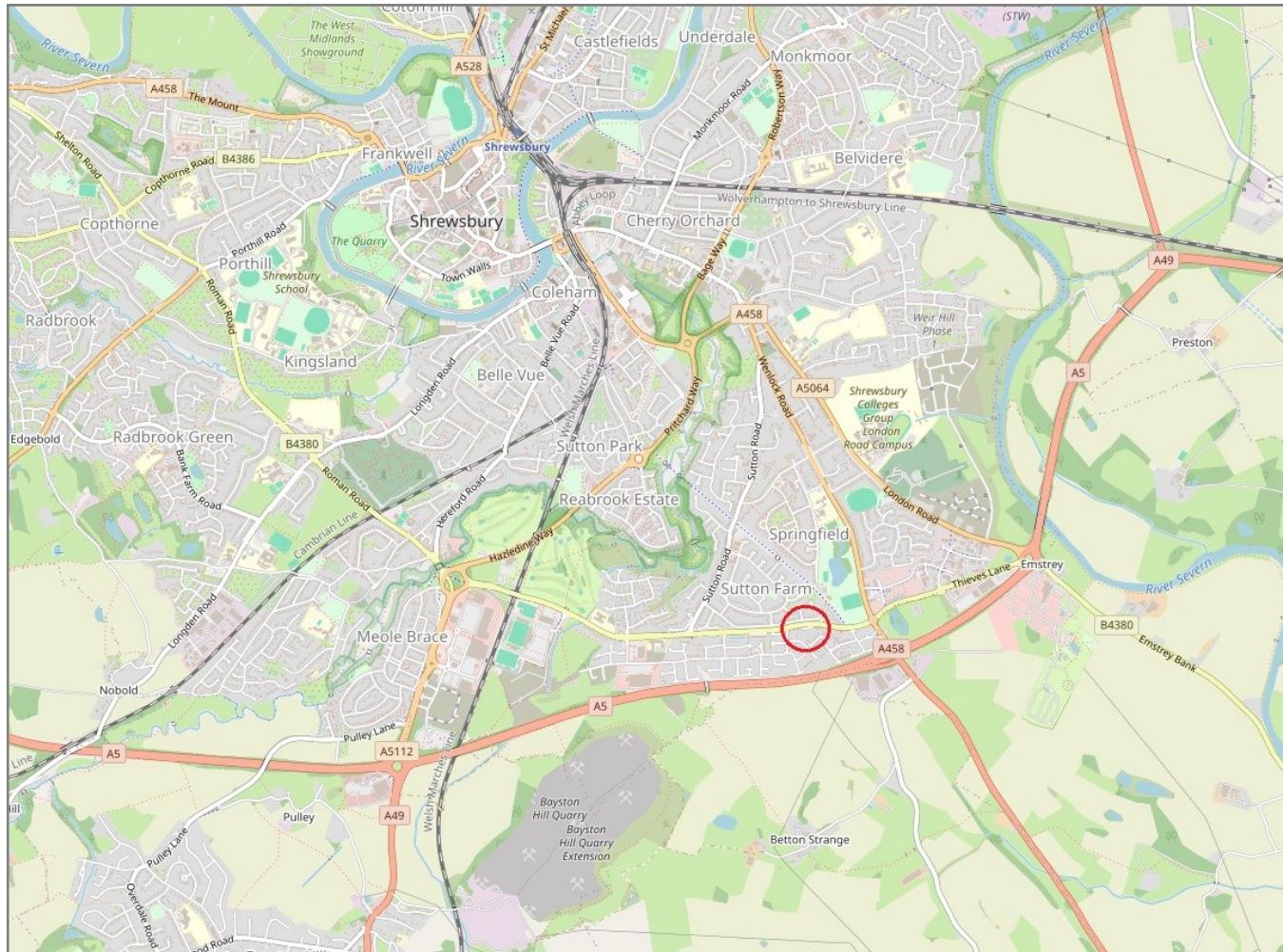


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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