



**2 Highbury Close, Shrewsbury, SY2 6SN**

4 bedroom detached house — £400,000 Freehold

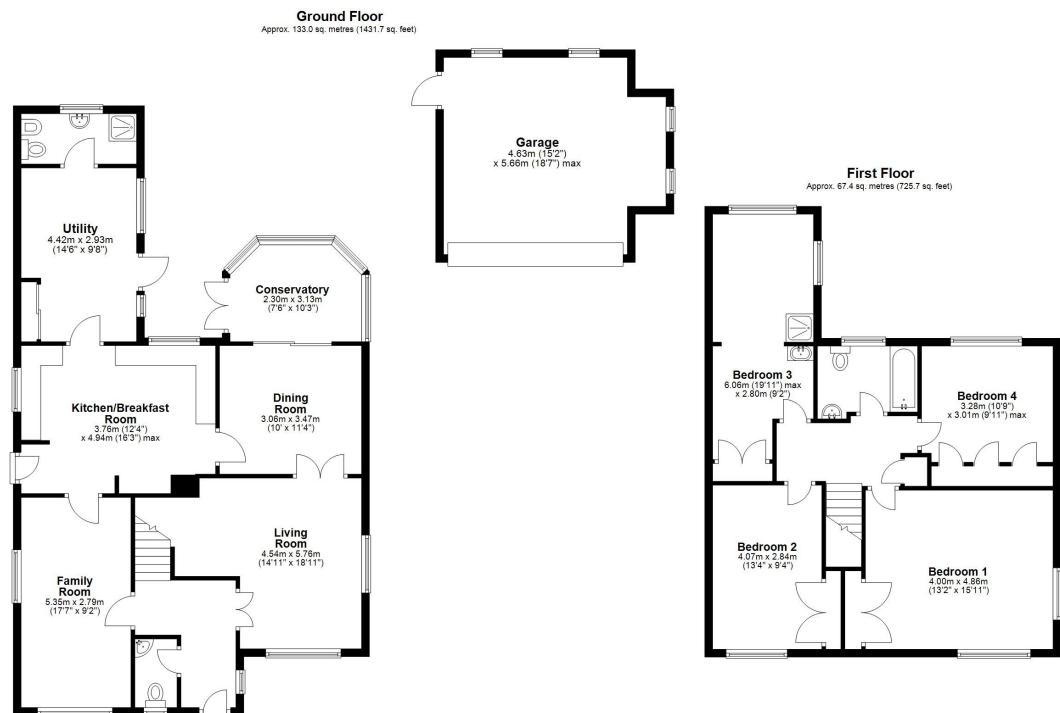
£400,000 Freehold —4 bedroom detached house

sales@cgpooks.co.uk

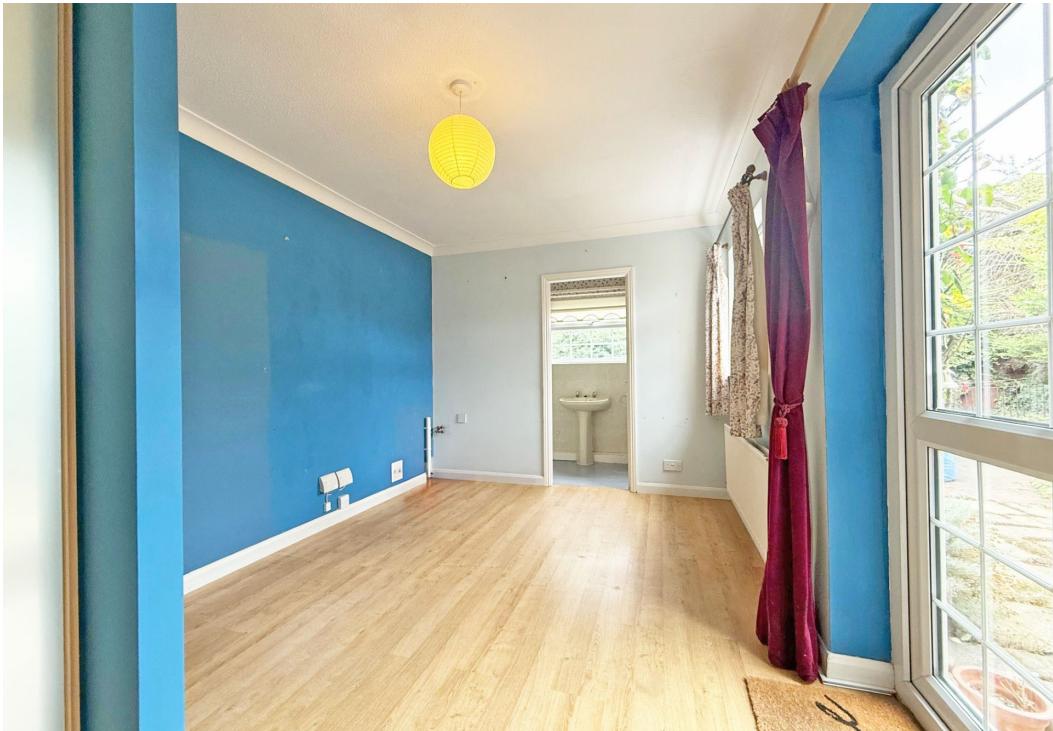
**A very spacious and extended detached family home, offering versatile accommodation in a quiet and private cul de sac setting within a popular and convenient area of town.**

## KEY FEATURES

- Entrance hall and cloakroom.
- Living room with feature fireplace and access to a separate dining room, from which there is access to both the kitchen and the conservatory.
- Good sized family room and a fitted kitchen/breakfast room which also has a door providing side access.
- Large utility, which could also be used as an additional living room, ground floor bedroom or home office. It has windows and glazed doors opening to the rear garden, as well as an en suite shower room.
- Staircase from hall to landing where there are 4 double bedrooms and a family bathroom. All of the bedrooms have built in wardrobes.
- Replacement double glazed windows and gas fired central heating.
- Driveway to rear, providing parking for about 2 cars and access to a large, detached garage.
- Established front and side gardens with mature trees and shrubs. To the rear of the property there is also a sizable, paved sun terrace.
- Great location in a quiet and private neighbourhood, a short walk from local supermarket, the lovely Mereside park and primary school, as well as the London Road 6th form college. Meole Brace retail park is also just a short drive from the property as is the bypass, providing access to the M54.
- No onward chain.











# 2 Highbury Close, Shrewsbury, SY2 6SN

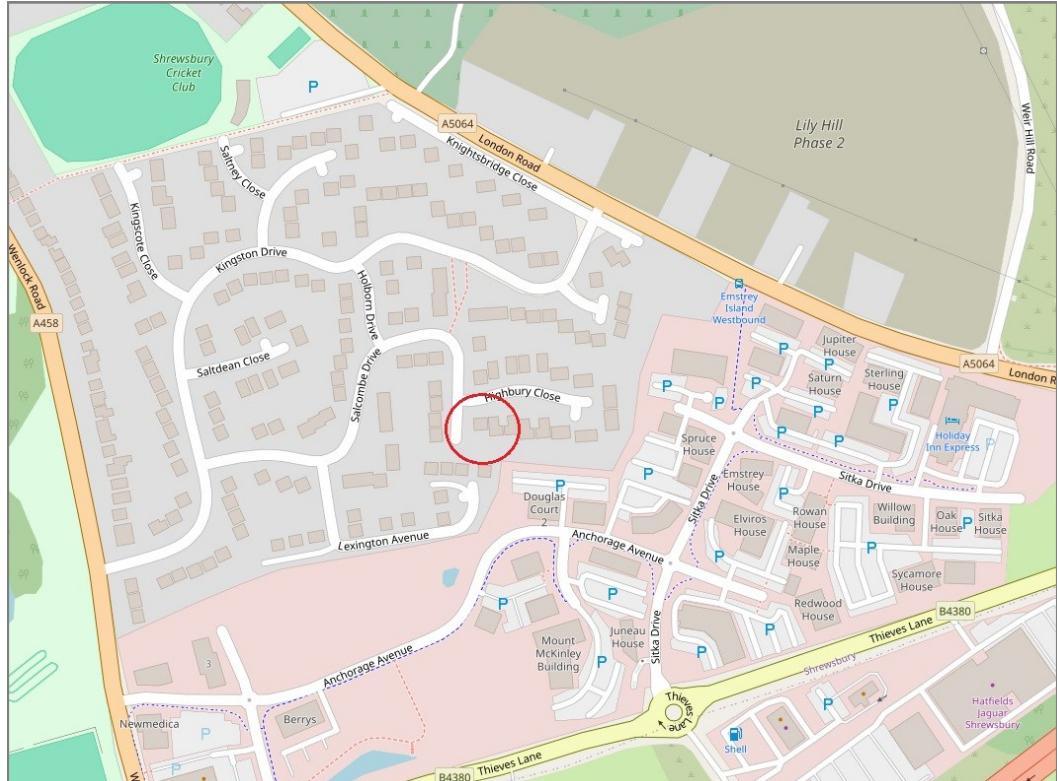
£400,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 **RICS**  
Regulated by RICS

 onTheMarket.com



|                 |                              |
|-----------------|------------------------------|
| Tenure          | Freehold                     |
| Local Authority | Shropshire Council           |
| Council Tax     | Band E                       |
| EPC Band        | TBC                          |
| Services        | All mains services connected |

 **expert** mortgage advice available

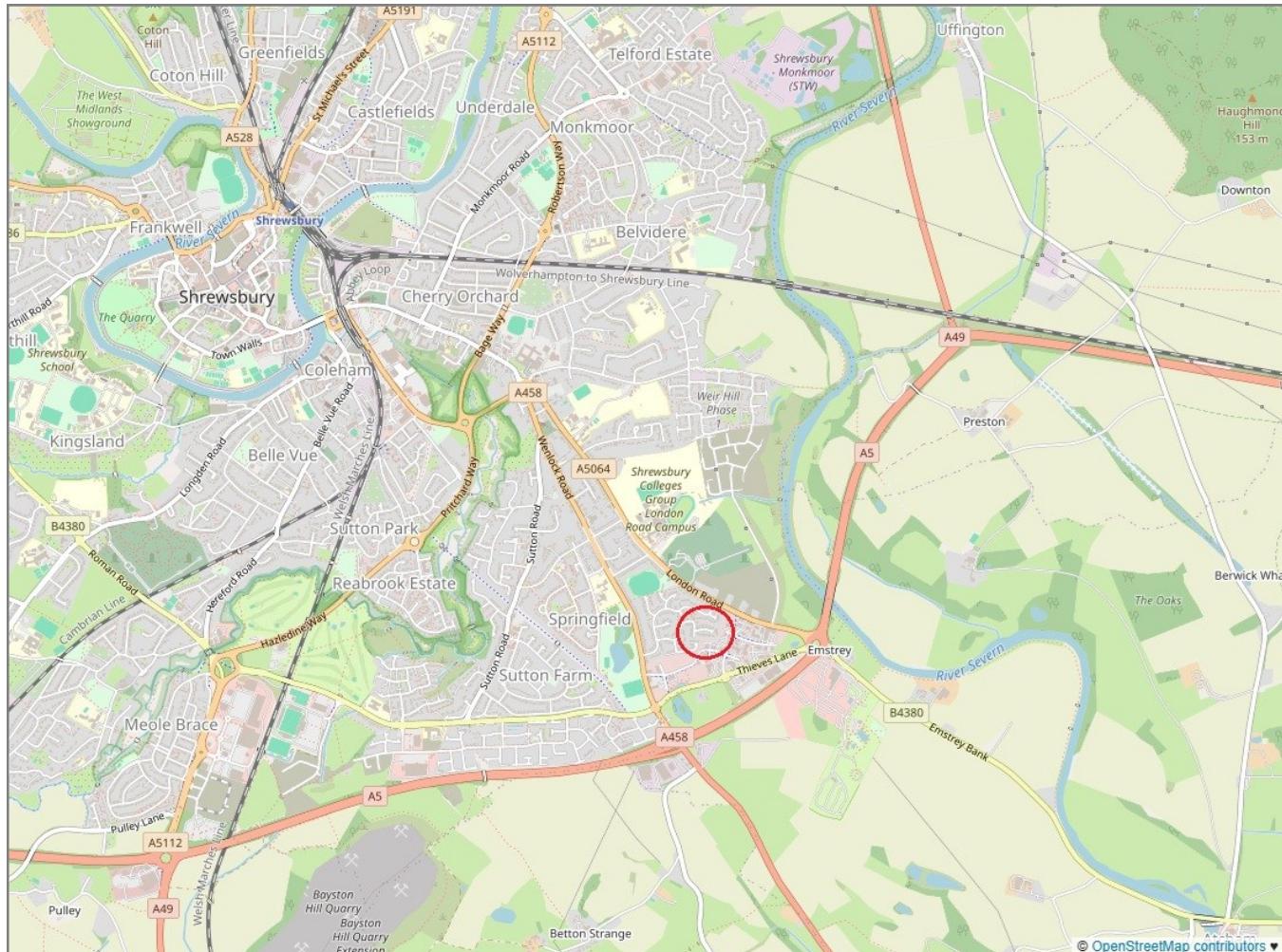
3 Barker St, Shrewsbury SY1 1QF  
Cooper Green Pooks  
**01743 276666**



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.

£400,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.