



148a Sutton Road, Shrewsbury SY2 6QT

4 bedroom detached house—£450,000 Freehold

£450,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

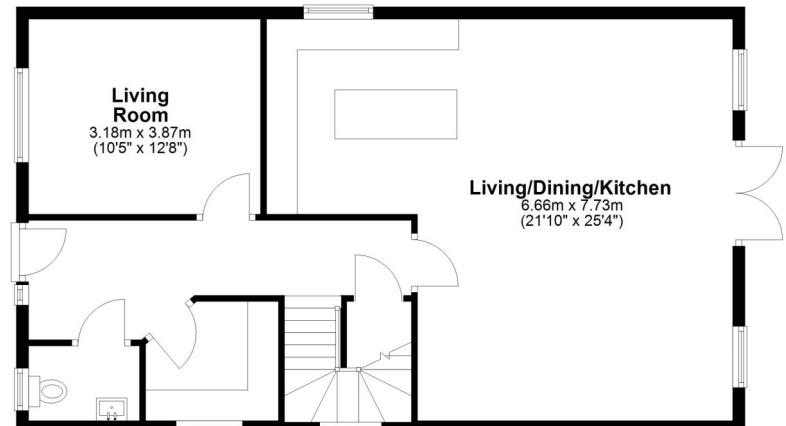
A newly built and individually designed 4 double bedroom detached home with a stylish interior that's finished to a high standard. The property is in a good location with a private west facing rear garden and is also conveniently situated for access to the town centre, as well as retail park, Reabrook nature reserve and bypass.

PART EXCHANGE CONSIDERED

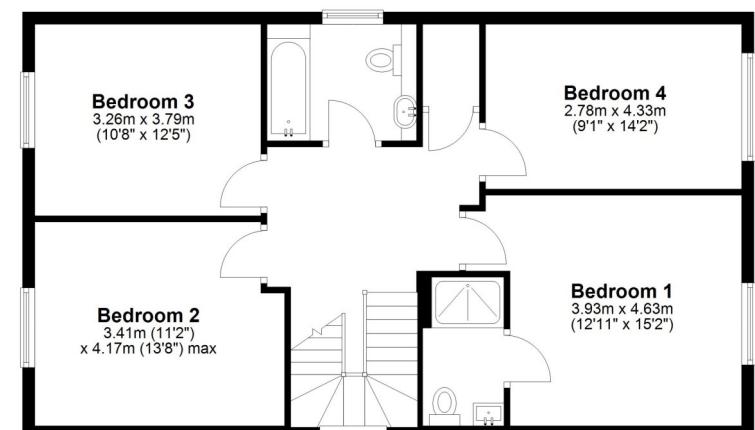
KEY FEATURES

- Light and well designed accommodation with wood effect flooring to living areas and newly laid carpets to first floor.
- Entrance hall providing access to all ground floor rooms, as well as a useful walk-in store.
- Living room with window to front and a sizable open plan kitchen/family room with dining area, windows to 2 elevations and glazed double doors to rear.
- Modern and well fitted kitchen area with a range of light grey units and wood effect work surfaces. There is also a matching island unit with breakfast bar and a full range of integrated appliances.
- Cloakroom and a good-sized utility room fitted to the same standard as the kitchen.
- Spacious landing area, 4 double bedrooms and a family bathroom. The main bedroom also has an en suite shower room.
- uPVC double glazed windows and air source central heating.
- Lawned garden to front with an adjoining block paved driveway which provides parking for about 4 cars.
- Private westerly facing lawned rear garden with a paved sun terrace.
- Walking distance from a superb range of local amenities and the beautiful Reabrook conservation area. Meole Brace retail park is also only a few minutes away by car, as is the bypass.
- No onward chain and ready to move into.

Ground Floor
Approx. 75.2 sq. metres (809.5 sq. feet)



First Floor
Approx. 75.4 sq. metres (811.7 sq. feet)



Total area: approx. 150.6 sq. metres (1621.2 sq. feet)









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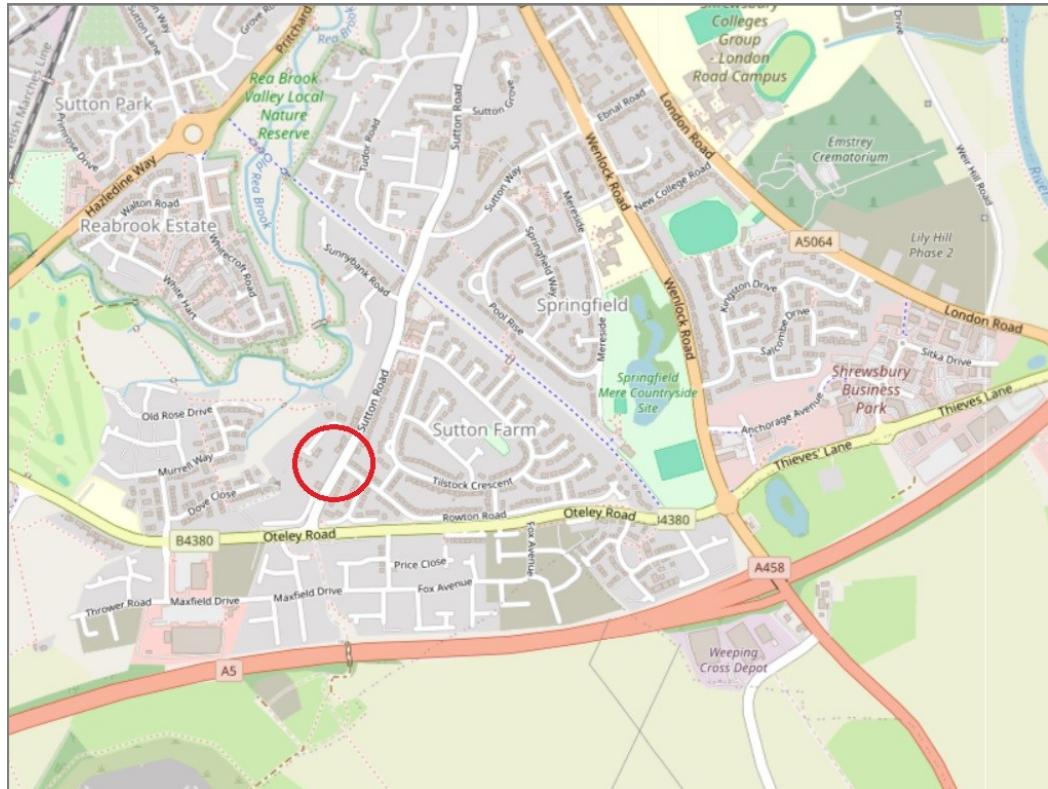
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Not yet registered
EPC Band	Band B
Services	All mains services are connected

 **expert** mortgage advice available

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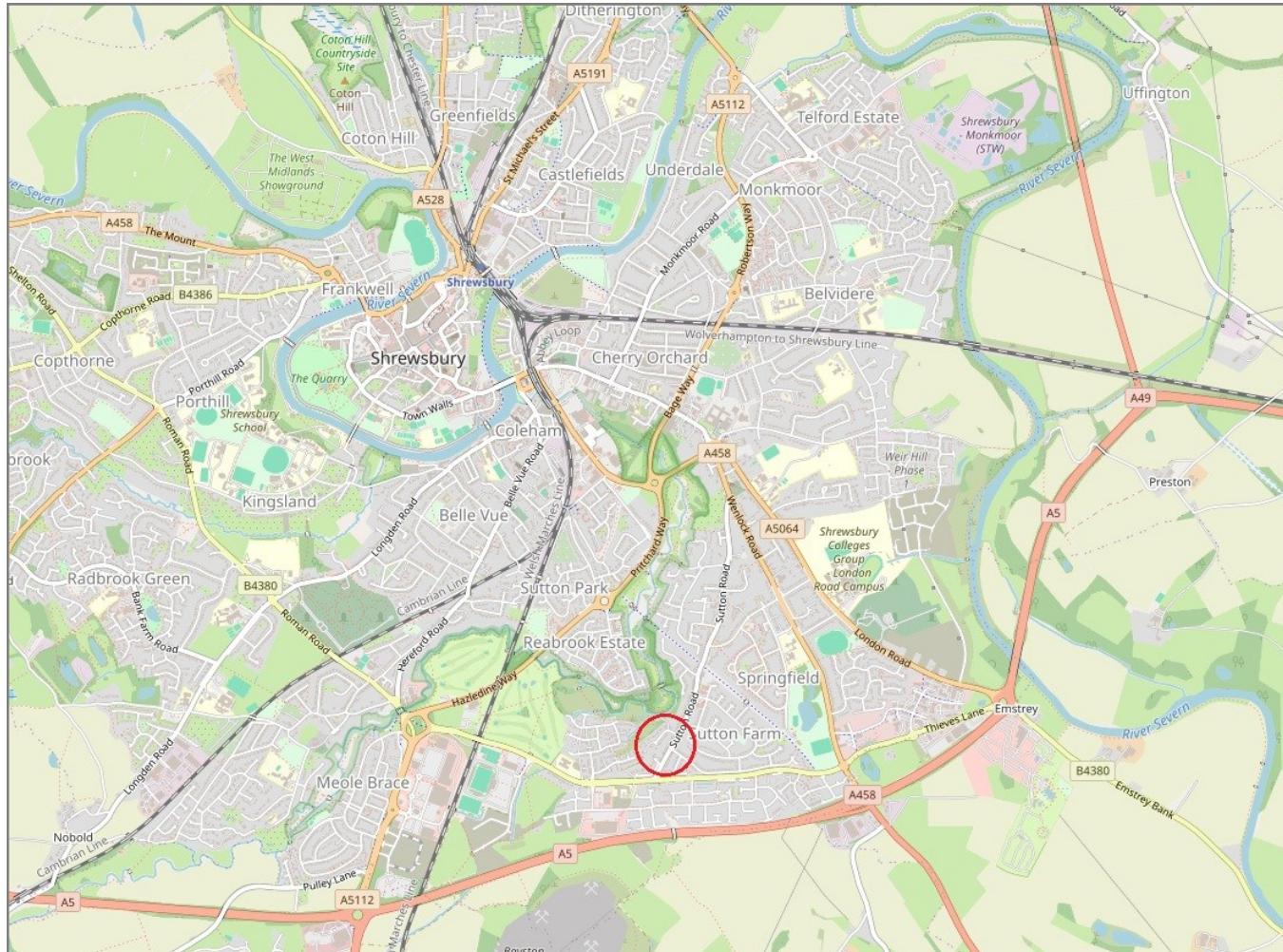


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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