



12 Park Avenue, Shawbury, Shrewsbury, SY4 4JZ

3 bedroom terraced house — £220,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

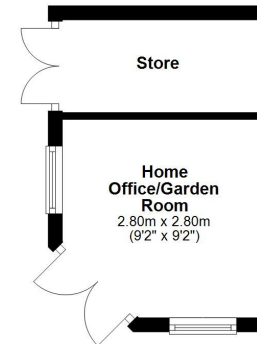
Occupying a lovely position within a quiet cul-de-sac, with views towards the park, this neatly presented terraced house offers well-proportioned accommodation throughout, while benefitting from a private rear garden, purpose-built home office/garden room, and extensive driveway parking.

KEY FEATURES

- Entrance hall with useful built-in storage and staircase to landing
- Good sized open plan living/dining room with wood effect flooring, window to rear and feature bay to the front with window seat
- L-shaped kitchen, complete with a range of fitted units, access to the rear garden, pantry, and hallway which has a door to the front and further useful storage
- On the first floor are three bedrooms, a modern bathroom and separate shower room with WC. Bedroom one has a lovely open outlook to the front offering views towards the park and church, and the second bedroom has a well-designed bed with storage and additional built-in cupboards
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace and a brilliant purpose-built timber cabin crating the perfect space for a home office/garden room, as well as having a useful separate store to the rear
- To the front of the property is an extensive driveway providing parking for up to six cars
- A great location within a quiet cul-de-sac, a short walk from the centre of the village where there is a fantastic selection of amenities, including supermarket, GP surgery, takeaways, and primary school. Shrewsbury is also just 5 miles away and about a 15-minute drive to the centre of town

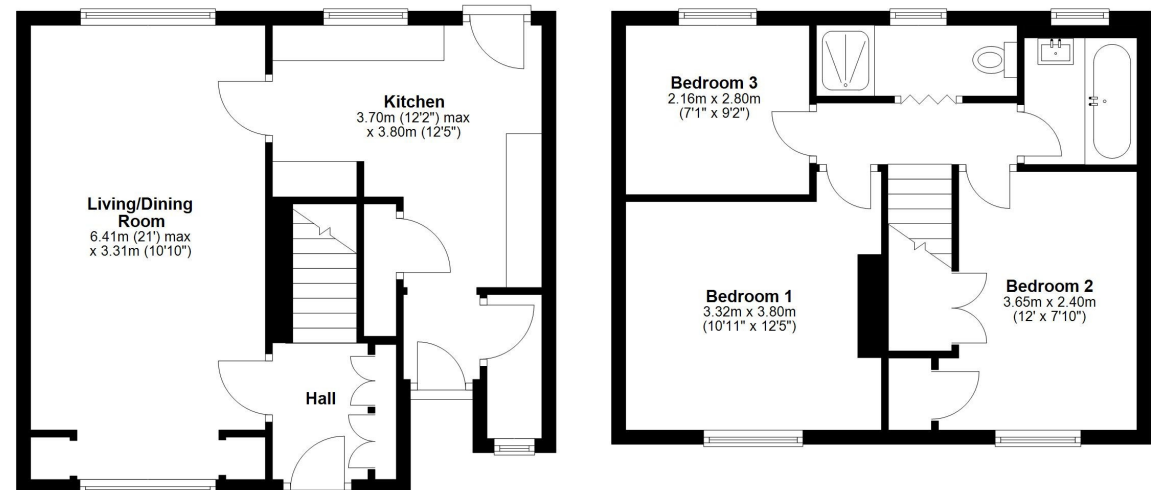
Ground Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 sq. feet)









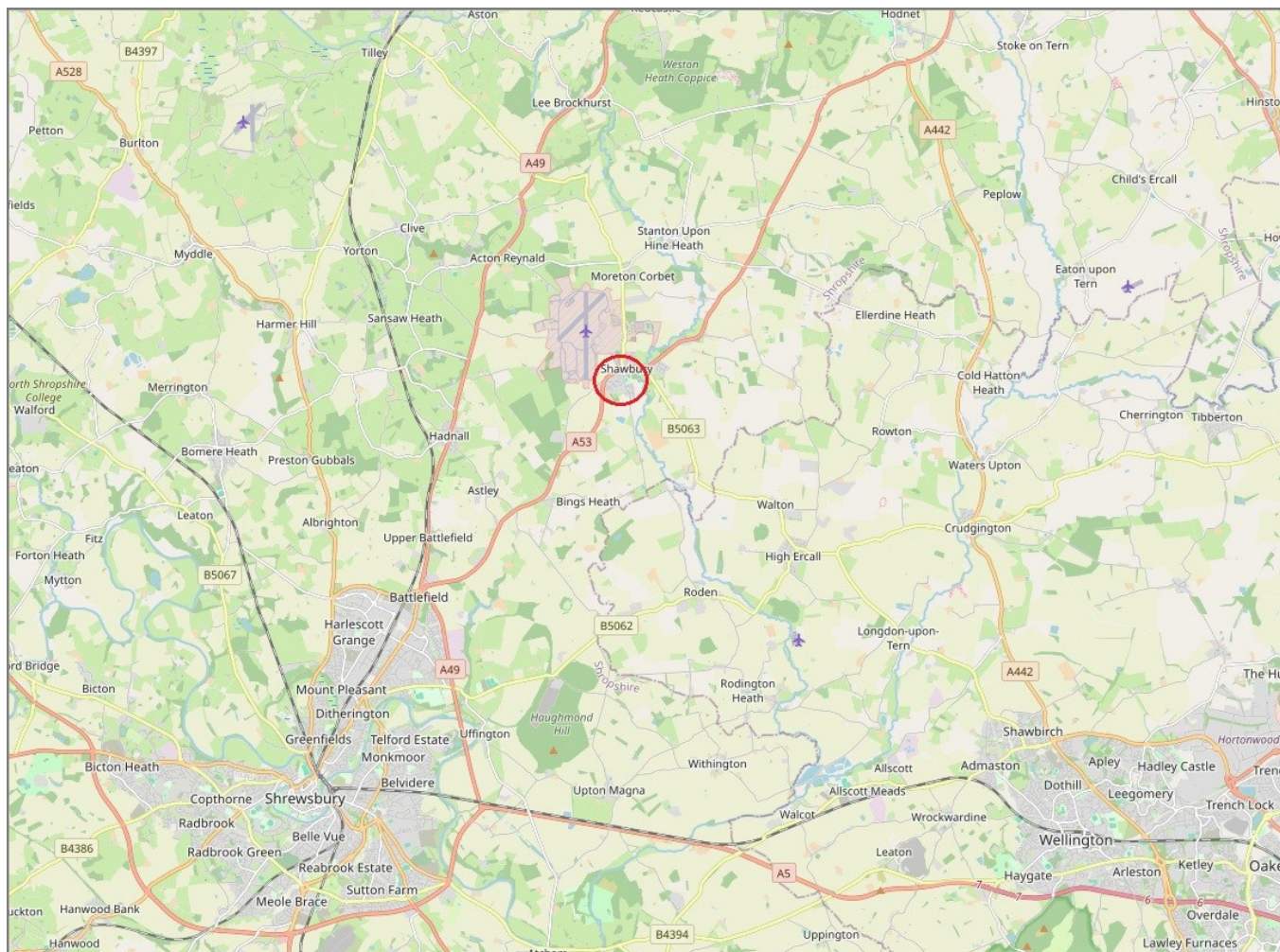


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