



**8 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF**

3 bedroom semi-detached house—£265,000 Freehold

## 8 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF

Coopergreenpooks.co.uk

£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

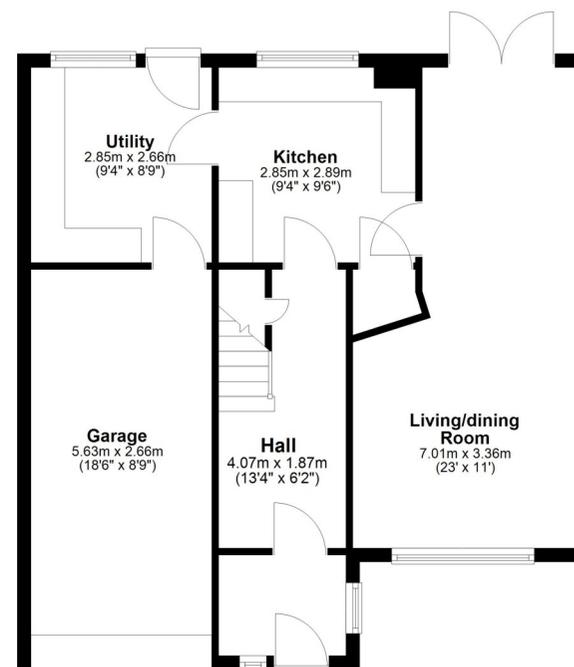
A well presented semi detached family home offering good accommodation, whilst being situated in a quiet and private cul de sac within the popular Sutton Farm area of town.

### KEY FEATURES

- Entrance porch connecting to hall with built in storage and door to kitchen
- Open plan living/dining room with window to front and glazed double doors to rear garden
- Fitted kitchen and an adjoining good sized utility room with doors to both garden and garage
- Staircase from hall to landing where there are 3 bedrooms and a shower room
- uPVC double glazed windows and gas fired central heating
- Driveway and parking area to front of property from which there is access to the garage
- Private lawned rear garden with established borders and decked terrace
- Very popular location, just a short walk from a fantastic range of amenities, such as a good supermarket and local pub
- No onward chain

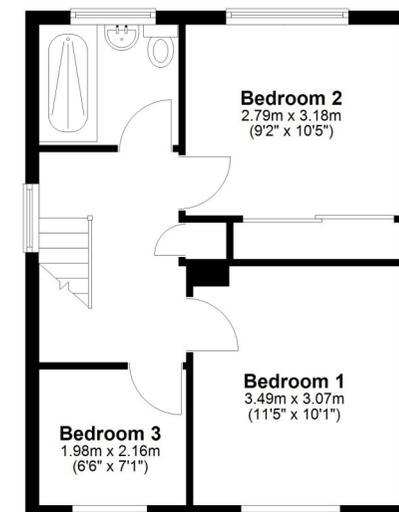
### Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666







## 8 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF

£265,000 Freehold—3 bedroom semi-detached house

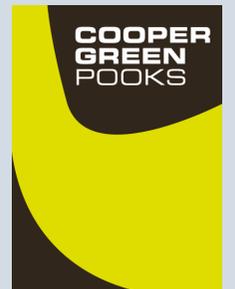
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666



# 8 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF

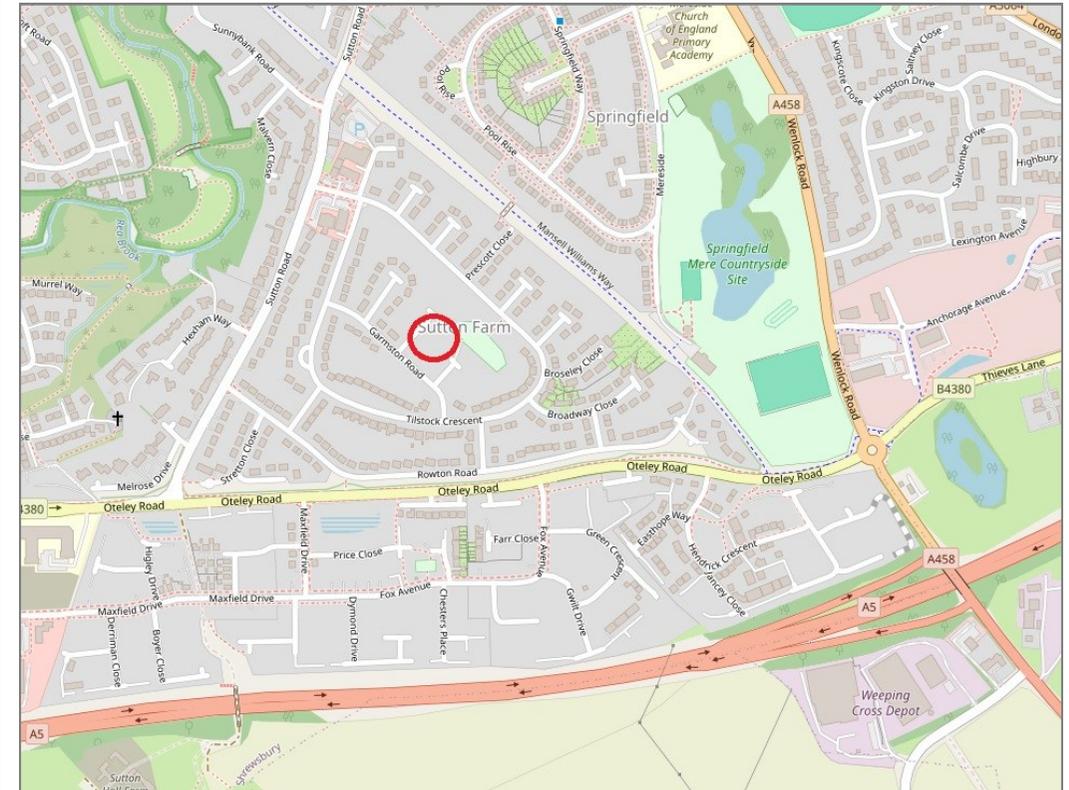
£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

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

 **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.

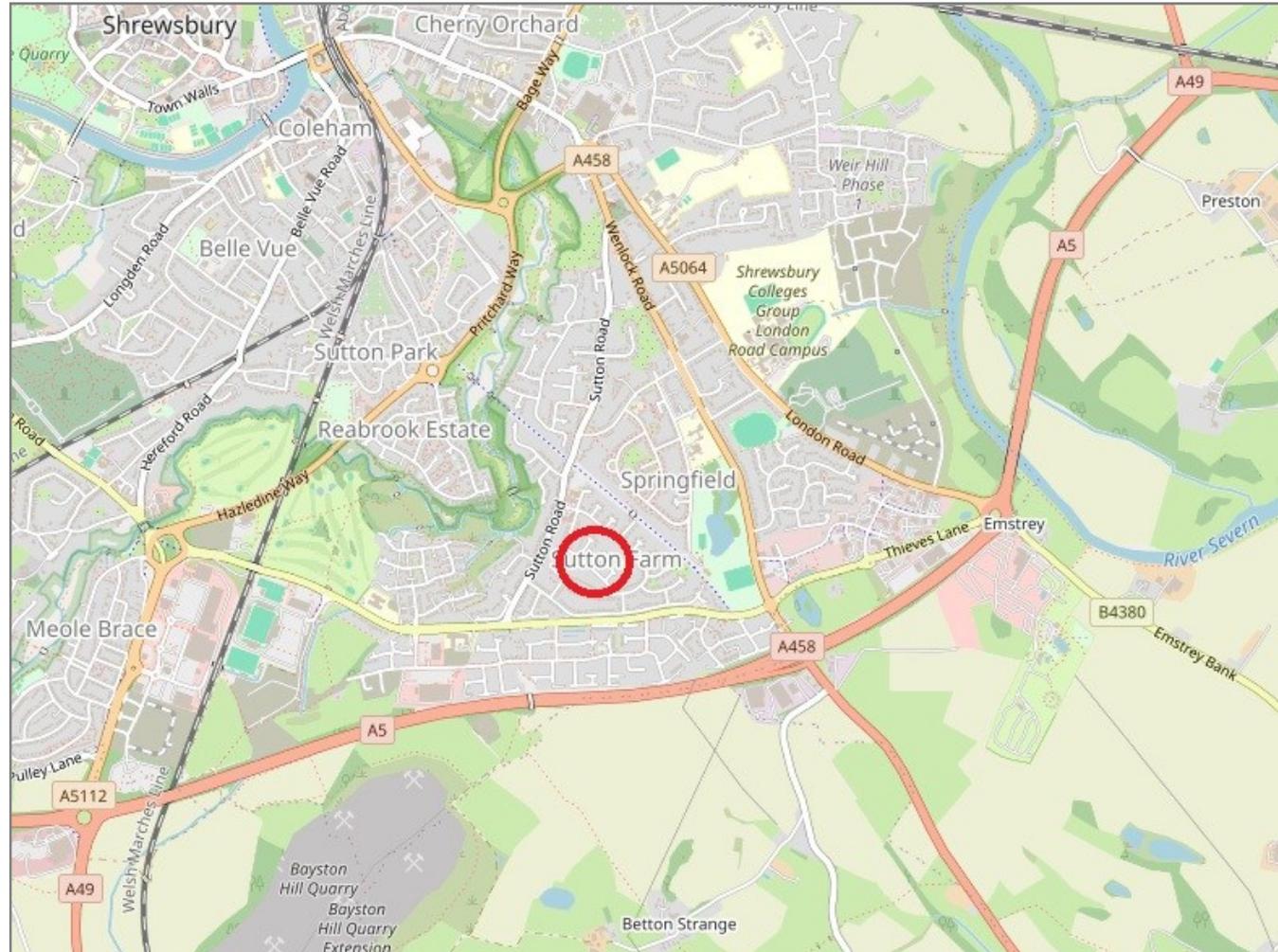
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 8 Coalport Drive, Sutton Farm, Shrewsbury, SY2 6HF

Coopergreenpooks.co.uk

£265,000 Freehold—3 bedroom semi-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.