



**1 Picton Drive, Preston Street, Shrewsbury, SY2 5WP**

3 bedroom semi-detached house — £290,000 Freehold

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sales@cgpooks.co.uk

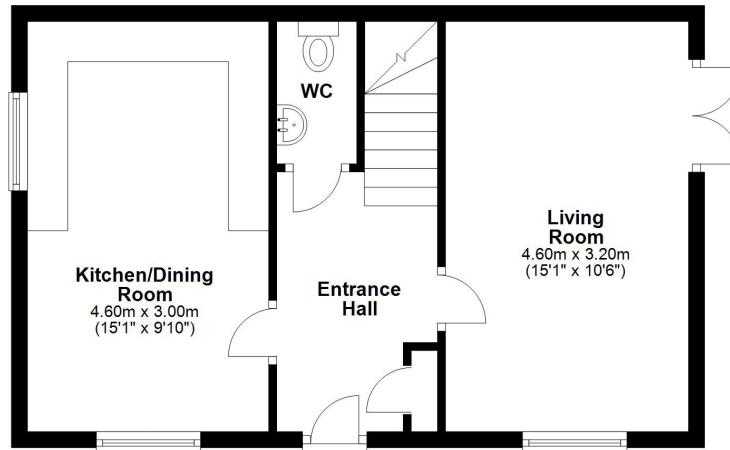
**A very attractive and well-designed, modern semi-detached house with a stylish and upgraded interior along with a private walled rear garden and driveway.**

## KEY FEATURES

- Good sized entrance hall with useful storage and cloakroom
- Impressive open plan kitchen/dining room, complete with integrated AEG appliances, under counter and skirting lighting as well as windows to two elevations
- Living room with glazed double doors opening to the garden and window to front
- Turning staircase leading to spacious landing with built in storage
- Master bedroom and en-suite shower room
- Two further bedrooms and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to lawn with paved and gravelled terraces, planted borders and timber store
- Driveway to rear providing parking for two cars
- The property has been significantly upgraded from standard and features include; kitchen flooring and lighting, fully tiled bathrooms, fitted blinds and garden landscaping
- A lovely location within this popular modern development, a short distance from excellent primary and secondary schools, road links via the bypass and less than two miles from the town centre

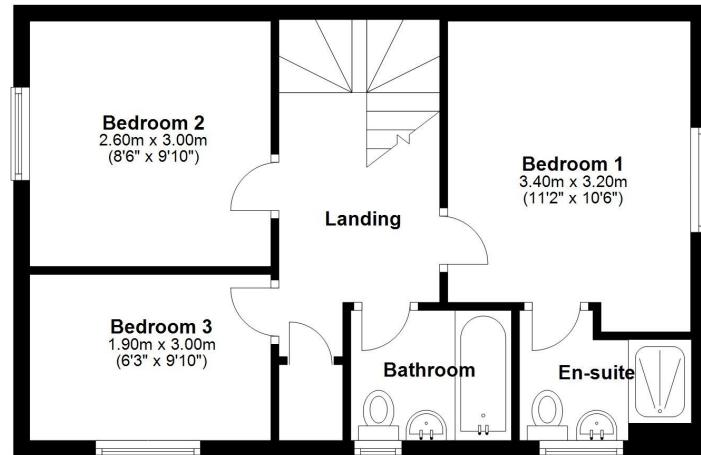
## Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.







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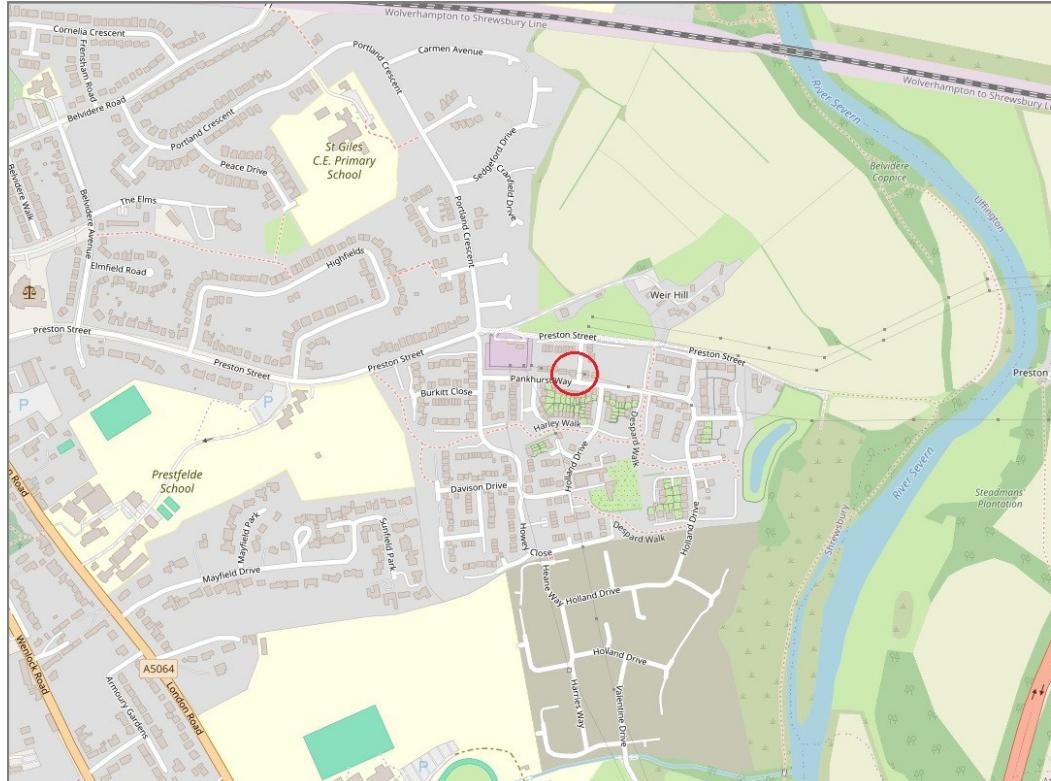
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BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available

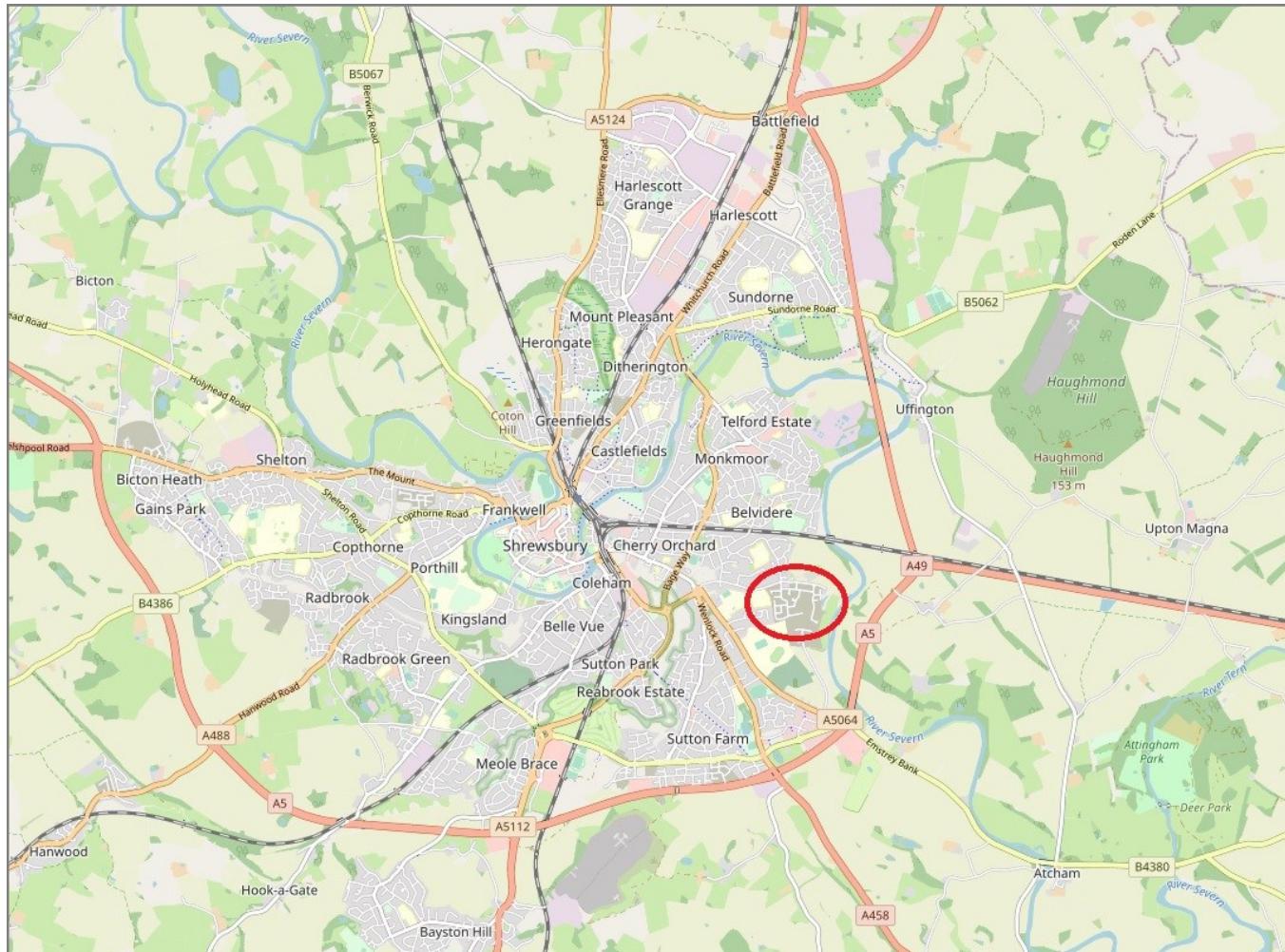
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



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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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