



**23 Woodfield Avenue, Shrewsbury SY3 8HT**

3 bedroom semi-detached house—£515,000 Freehold



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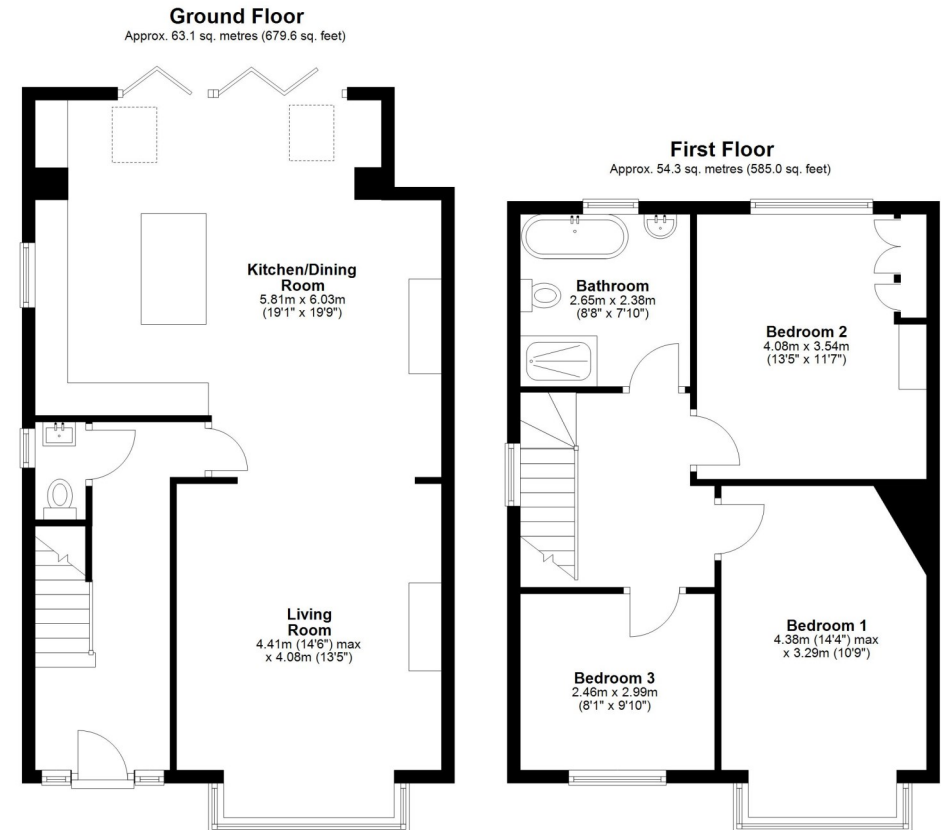
£515,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This significantly improved and very stylish home has been extended to provide fantastic living space with a beautiful south facing garden. The property is well situated in one of the town's most sought-after locations, a few minutes' walk from Woodfield School, the Quarry Park and town centre.

### KEY FEATURES

- Covered entrance to hall with oak boarded flooring and cloakroom.
- Impressive open plan living space which also has oak boarded flooring to match hall, with wood burner and a bay window to front.
- Kitchen/dining area with feature fireplace and part vaulted ceiling and roof lights, along with bi-folding doors that open onto the sun terrace and garden.
- Superb kitchen fitted to a high standard and having a range of integrated appliances, as well as an island unit and breakfast bar.
- Staircase from hall to landing where there are 3 bedrooms and a large family bathroom with separate shower.
- Replacement double glazed windows and gas fired central heating.
- Block paved driveway providing parking, from which there is secure gated access along the side of the property to the rear.
- Landscaped and very private south facing rear garden which is mainly laid to lawn with established beds, trees and hedging. There is also a large stone paved sun terrace and a further decked terrace at the other end of the garden with a useful store.
- Located on a quiet and attractive street, just a few minutes' walk from the local Woodfield store and primary school. The property is also within walking distance of the renowned Boathouse pub and restaurant, stunning Quarry Park and town centre.



Total area: approx. 117.5 sq. metres (1264.5 sq. feet)















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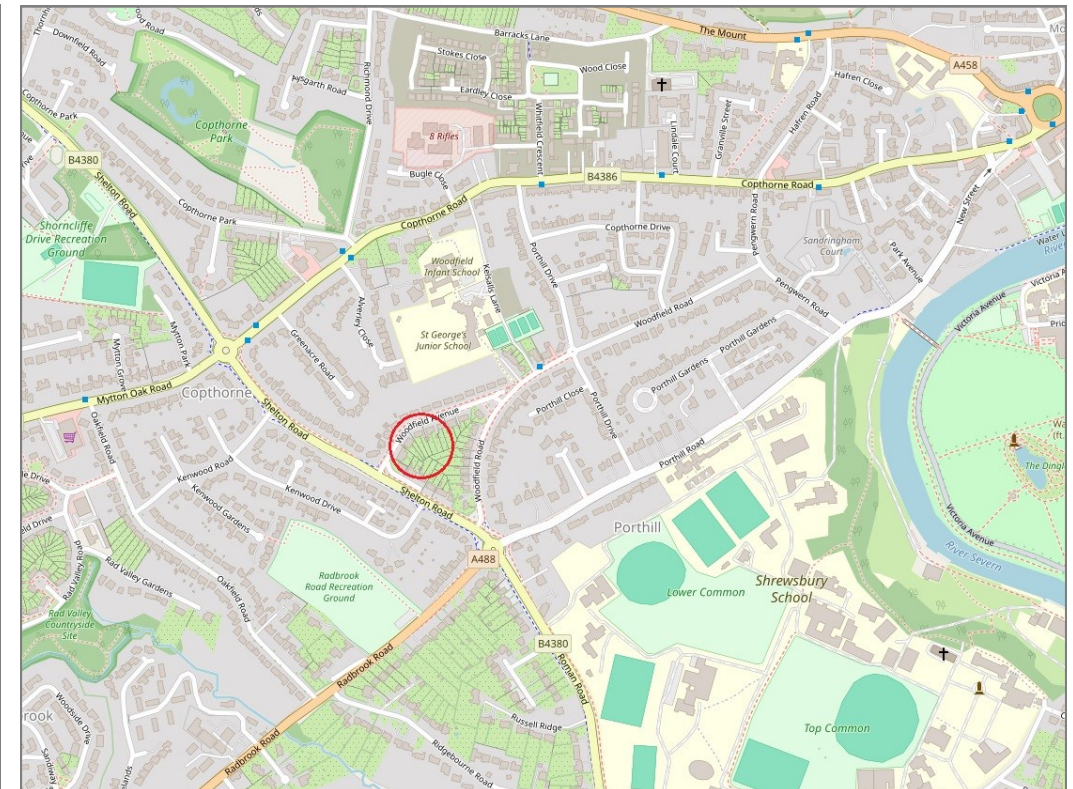
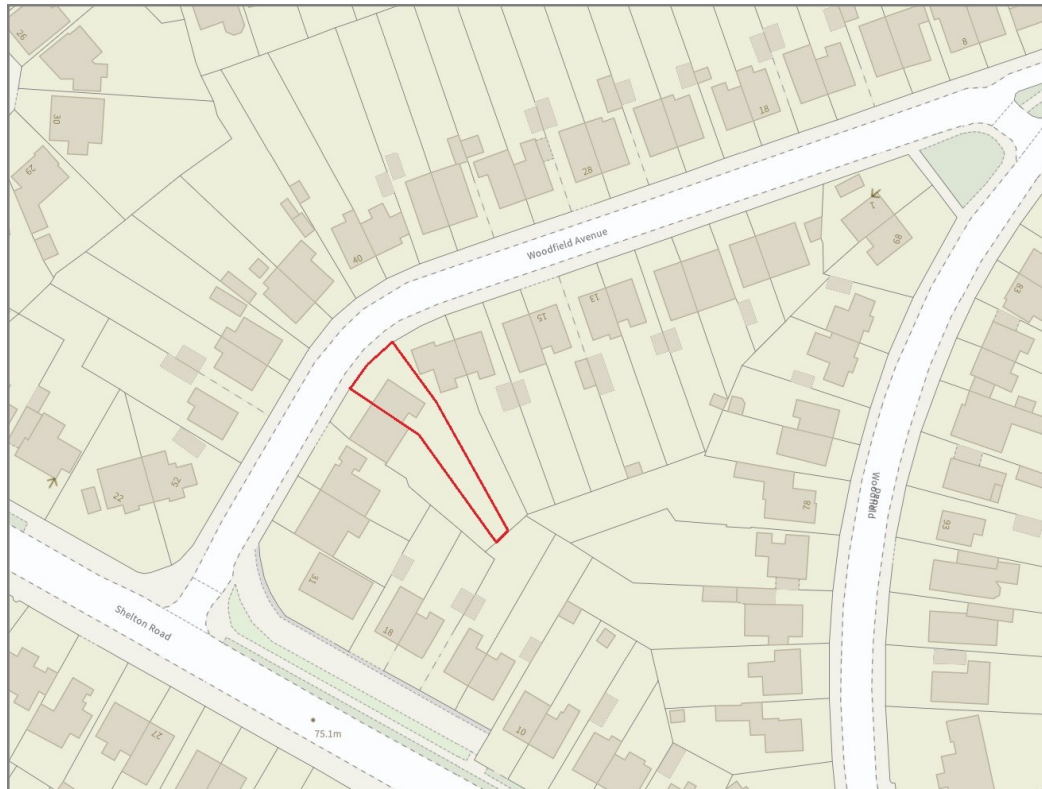
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**BOUNDARIES NOT CONFIRMED**

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

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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**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.

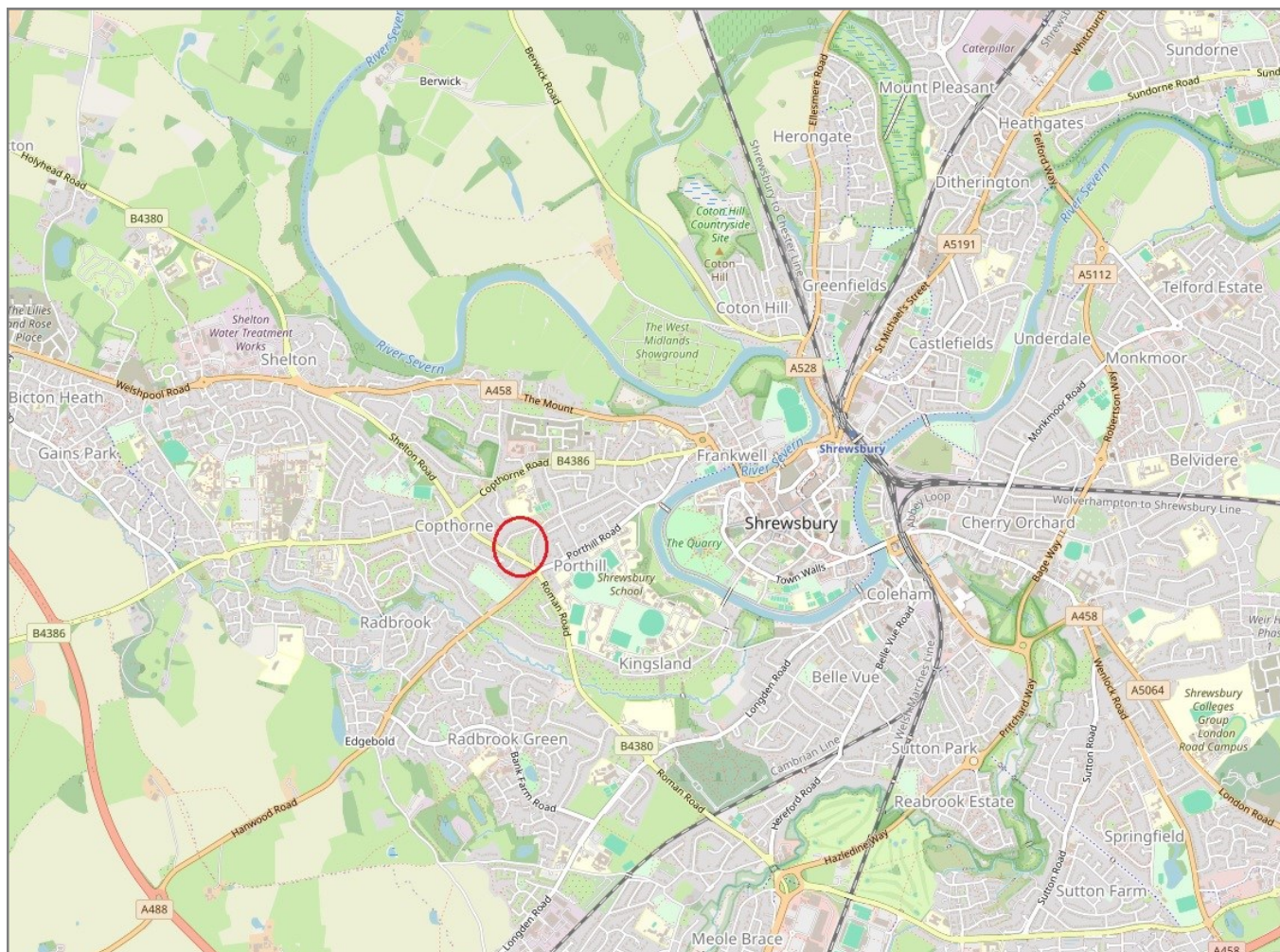


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