



2 Coalport Drive, Shrewsbury SY2 6HF

3 bedroom semi-detached house — £300,000 Freehold

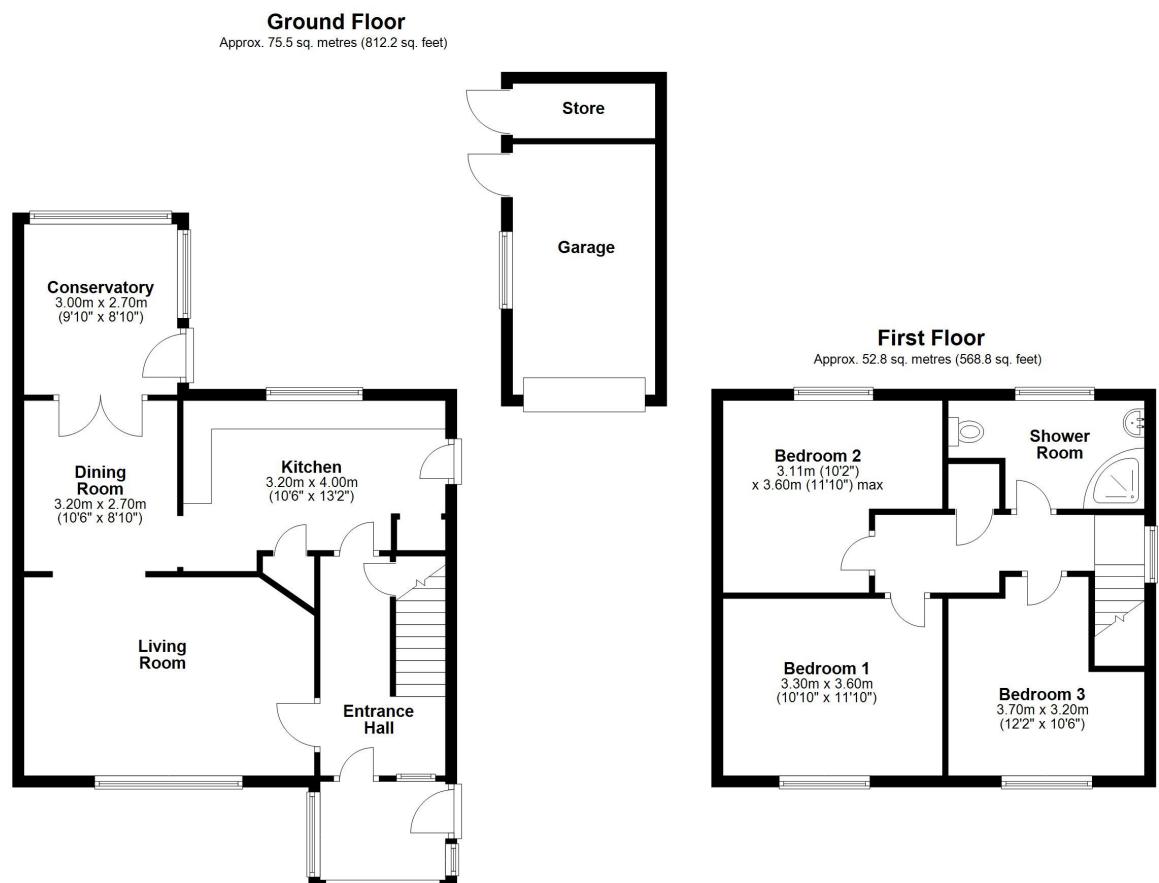
£300,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

This beautifully presented larger style semi-detached house has been improved to provide spacious and practical accommodation, finished to a good standard throughout. The property occupies a quiet cul-de-sac position within a popular residential area, a short distance from Sutton Farm's excellent amenities, road links via the bypass and less than two miles from the town centre.

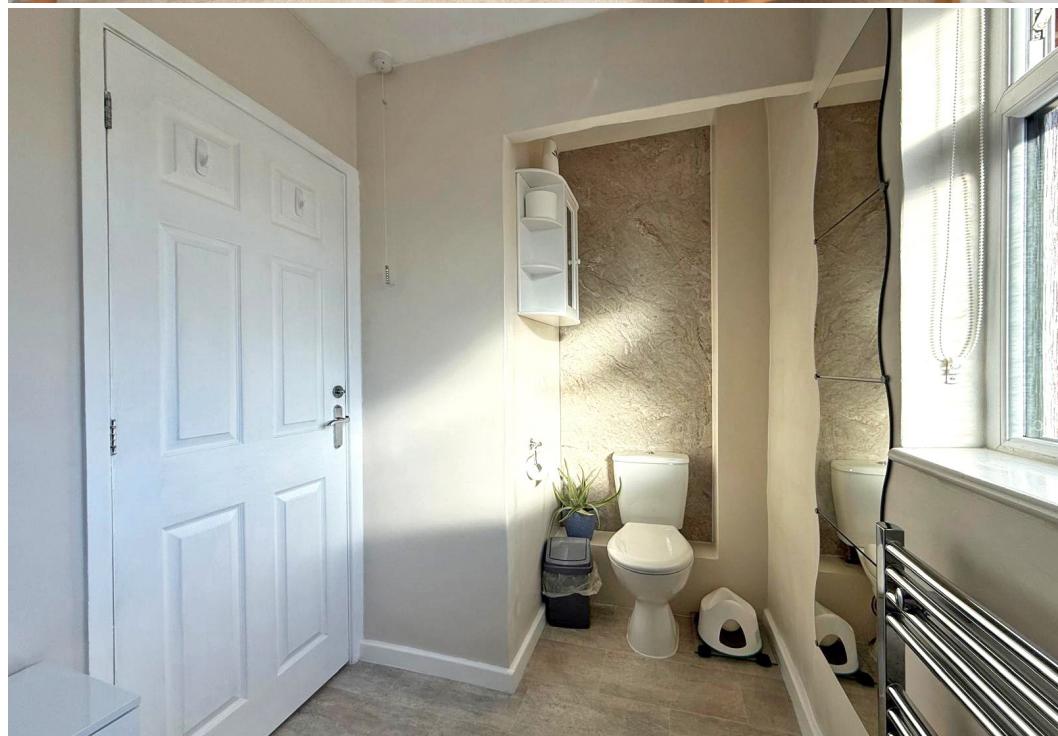
KEY FEATURES

- Entrance porch opening to a good-sized entrance hallway with under stairs storage
- Lovely living room with large window to front
- Separate dining room with glazed doors onto the conservatory
- Re-fitted kitchen with integral double oven, space for appliances, useful pantry and access to side
- Three generous bedrooms and a re-fitted shower room on the first floor
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved sun terrace
- Driveway to front providing plenty of parking and a detached single garage which has additional storage
- This property has been recently improved, with upgrades including a new heating system, re-fitted kitchen and shower room, as well as decoration and general maintenance throughout. In addition to this, within the last 12 months the vendors have replaced the garage roof, porch roof, insulated the conservatory roof, and have installed a new boiler.



Total area: approx. 128.3 sq. metres (1381.0 sq. feet)







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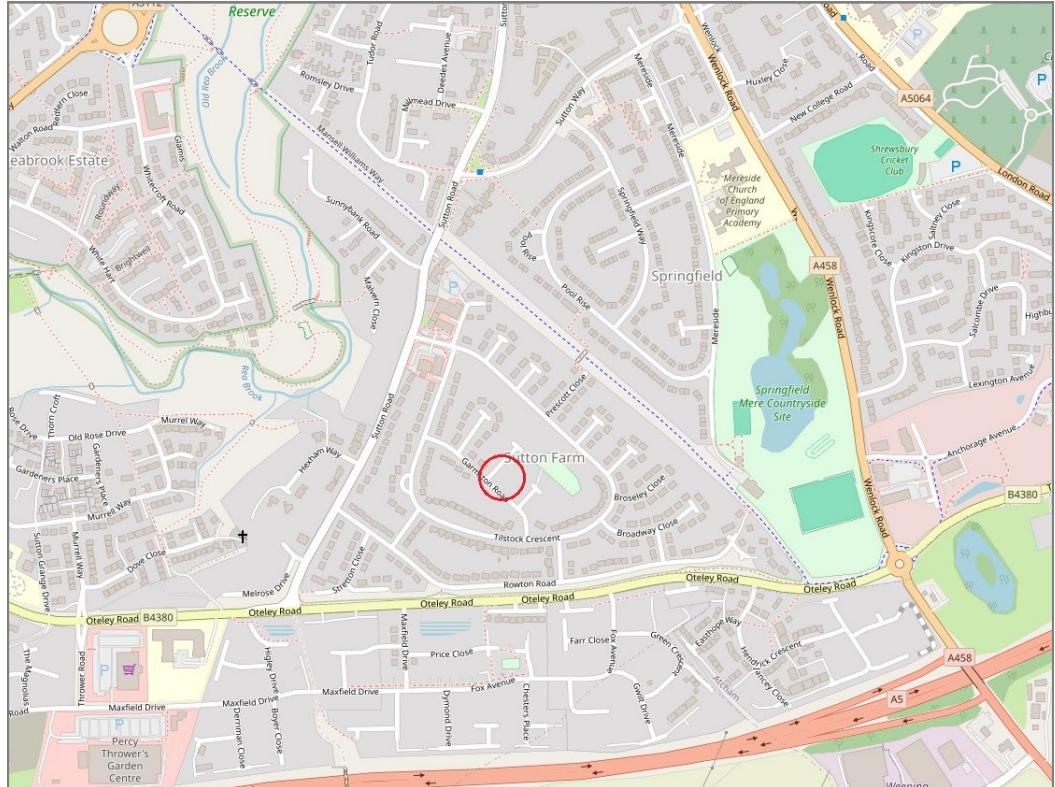
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	All mains services are connected

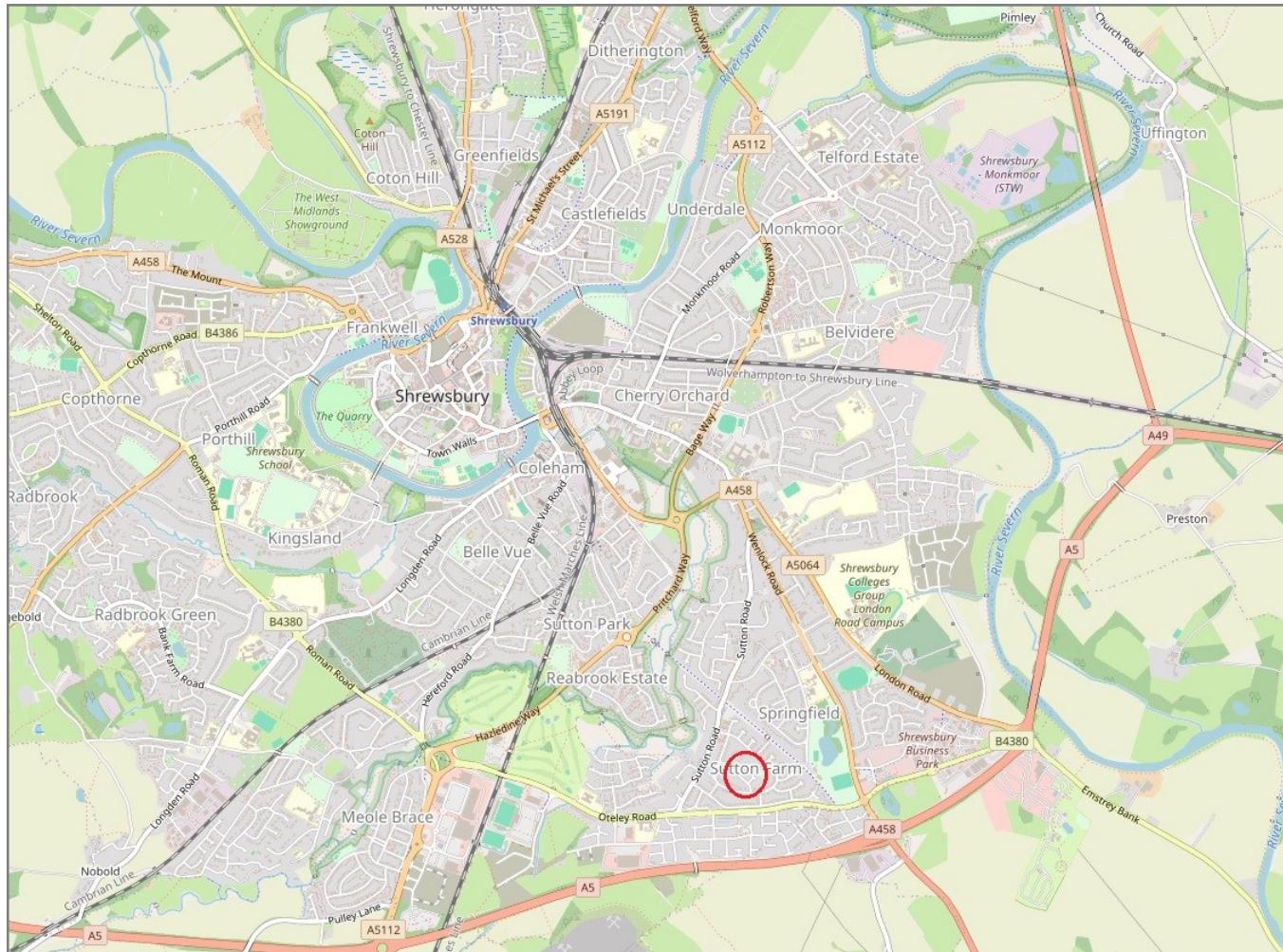
 **expert** mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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