



**63 Washford Road, Meole Village, Shrewsbury, SY3 9HW**

4 bedroom detached house—£475,000 Freehold



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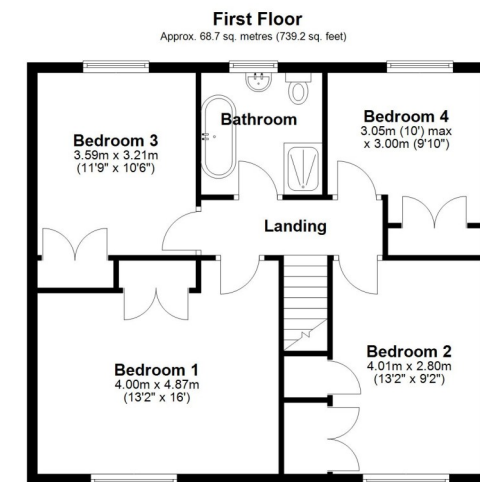
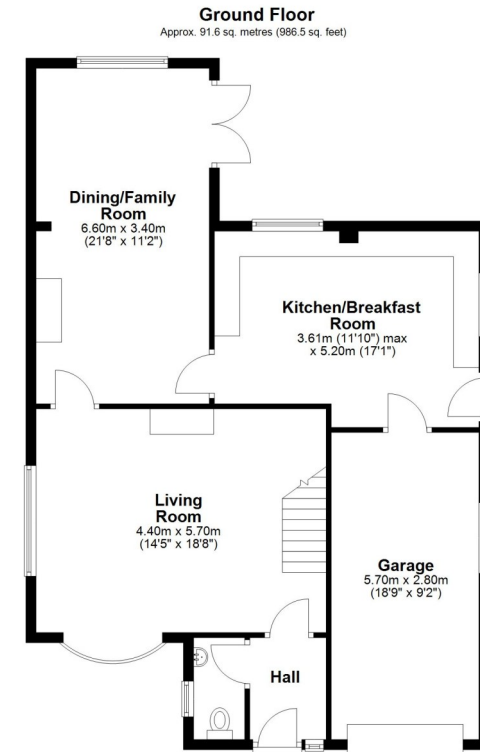
£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Located within a sought-after residential area, this well-presented detached family house has been improved and extended to provide very practical and thoughtfully designed accommodation, while benefitting from a private rear garden, integral garage, and driveway parking.

## KEY FEATURES

- Good sized living room with feature fireplace and bow window to front
- Impressive extended dining/family room with a wood burning stove and glazed double doors onto the rear garden
- Large fitted kitchen with integrated appliances, recently installed range-style cooker and access to side
- The integral garage also has access to the kitchen and a very practical utility area, as well as power, lighting, and electric door
- There is also a useful hallway and cloakroom on the ground floor
- On the first floor are four generous bedrooms, all with built-in wardrobes, and a lovely family bathroom with separate shower and roll-top bath
- Gas fired central heating and double-glazed windows throughout
- Private rear garden, laid to lawn with paved terrace, useful timber stores and gated access to side
- To the front of the property is a driveway providing parking for at least four cars and adjoining lawned garden
- A great location within the sought after Meole Village area, just a few minutes' walk from the local store and primary school, as well as being within walking distance of both Meole and Priory secondary schools

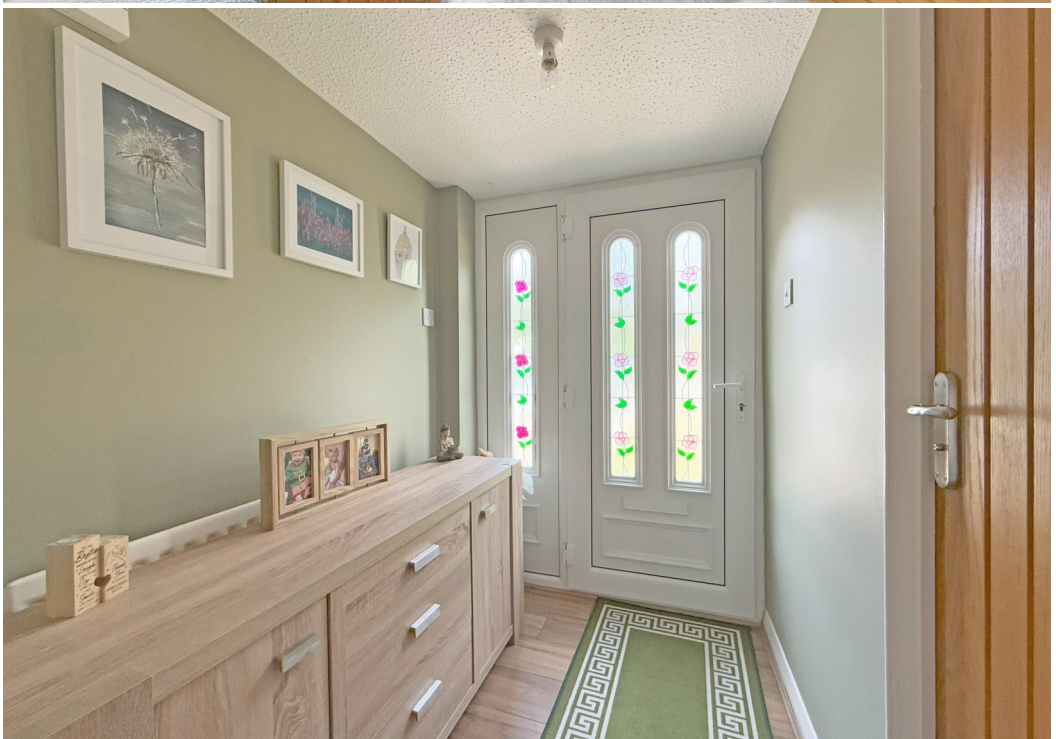


Total area: approx. 160.3 sq. metres (1725.8 sq. feet)



















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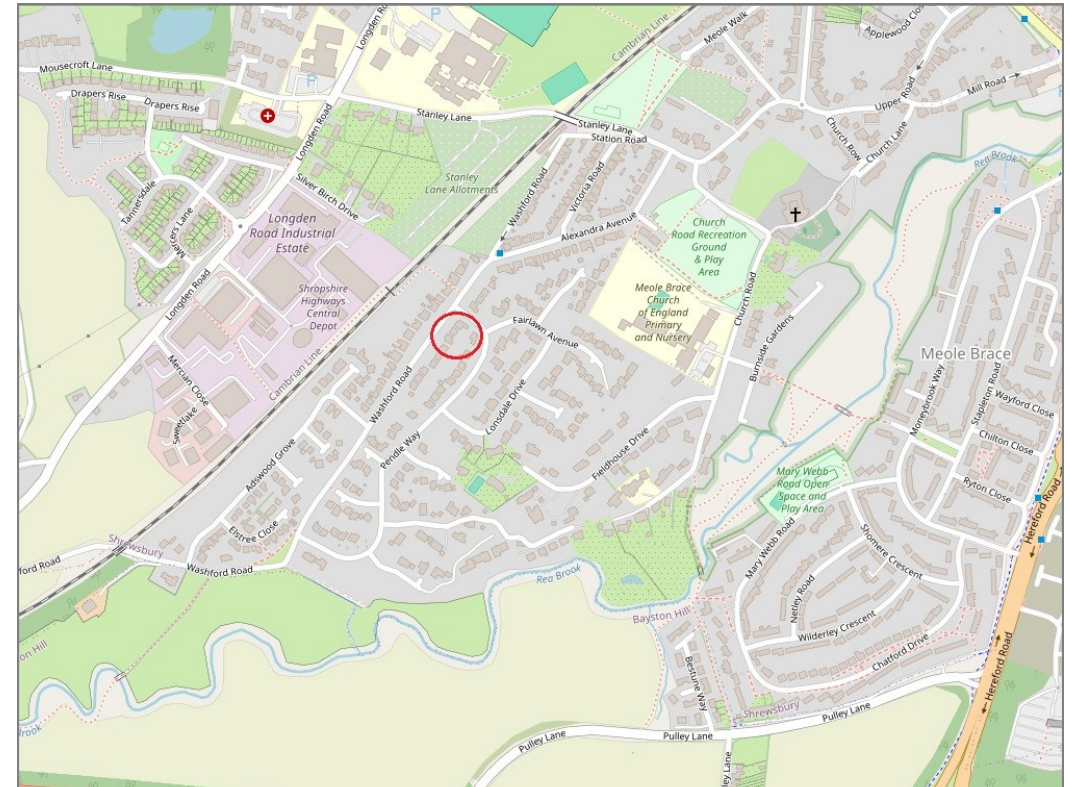
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</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.

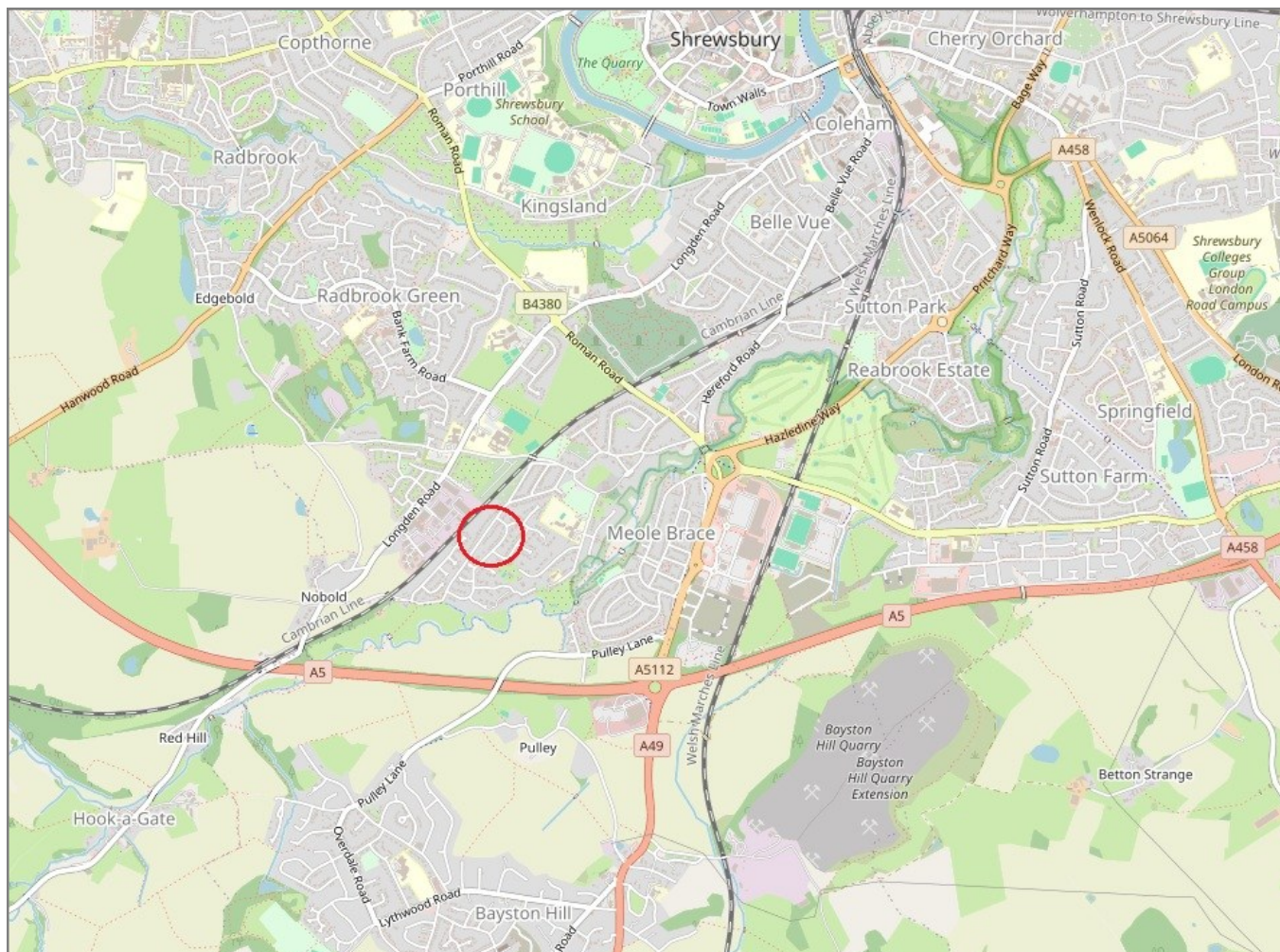


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