



**18 Stretton Close, Sutton Farm, Shrewsbury, SY2 6EY**

3 bedroom semi-detached house — £250,000 Freehold

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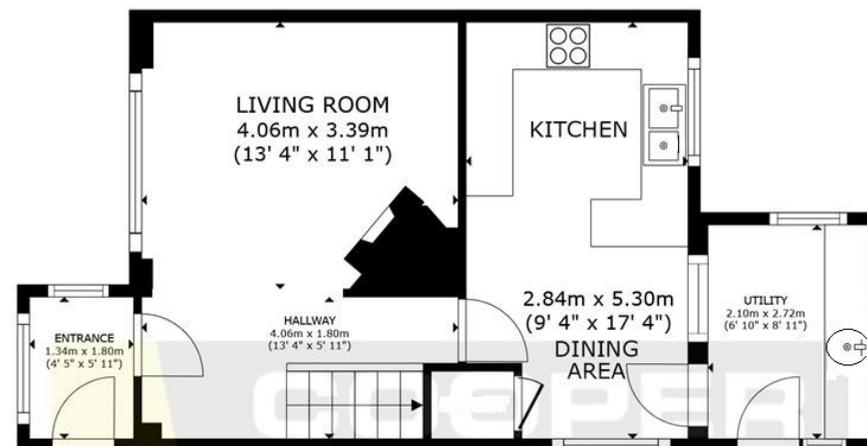
£250,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

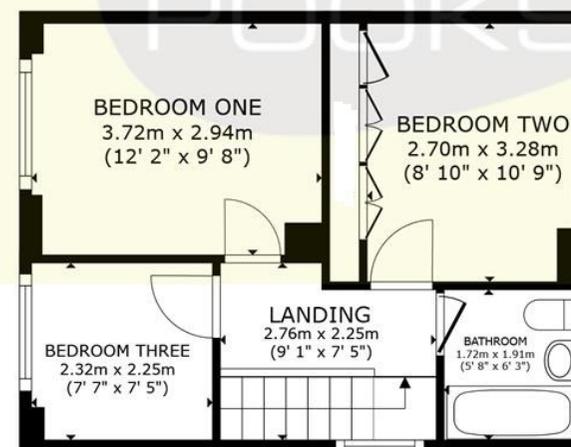
Occupying a good-sized corner plot, this extended and improved semi-detached house provides very practical and neatly presented accommodation, benefitting from a large private garden, detached garage, and driveway parking.

## KEY FEATURES

- Entrance porch opening to the spacious living room, which has a window to front, feature fireplace and staircase to landing
- Modern open plan kitchen, complete with a range of fitted units, dishwasher and storage cupboard
- The extended separate utility has further fitted units, space for appliances and access to the rear garden
- On the first floor are three bedrooms, one of which has built-in wardrobes, and a well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Good-sized private garden, extending to the rear and side, laid to lawn with paved terrace and recently installed fencing
- Detached single garage with power, lighting and an up and over secure garage door, as well as driveway parking and gated access to the garden
- To the front of the property are further lawned gardens and gated access to side
- The property has been improved and very well-maintained over recent years, having a brand-new roof within the last 12 months
- A great location within a quiet cul-de-sac, a short distance from an excellent range of amenities, road links via the bypass, and less than two miles from the town centre
- Sold vacant with no upward chain



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 46.0 m<sup>2</sup> (496 sq.ft.) FIRST FLOOR 37.1 m<sup>2</sup> (399 sq.ft.)  
TOTAL : 83.1 m<sup>2</sup> (895 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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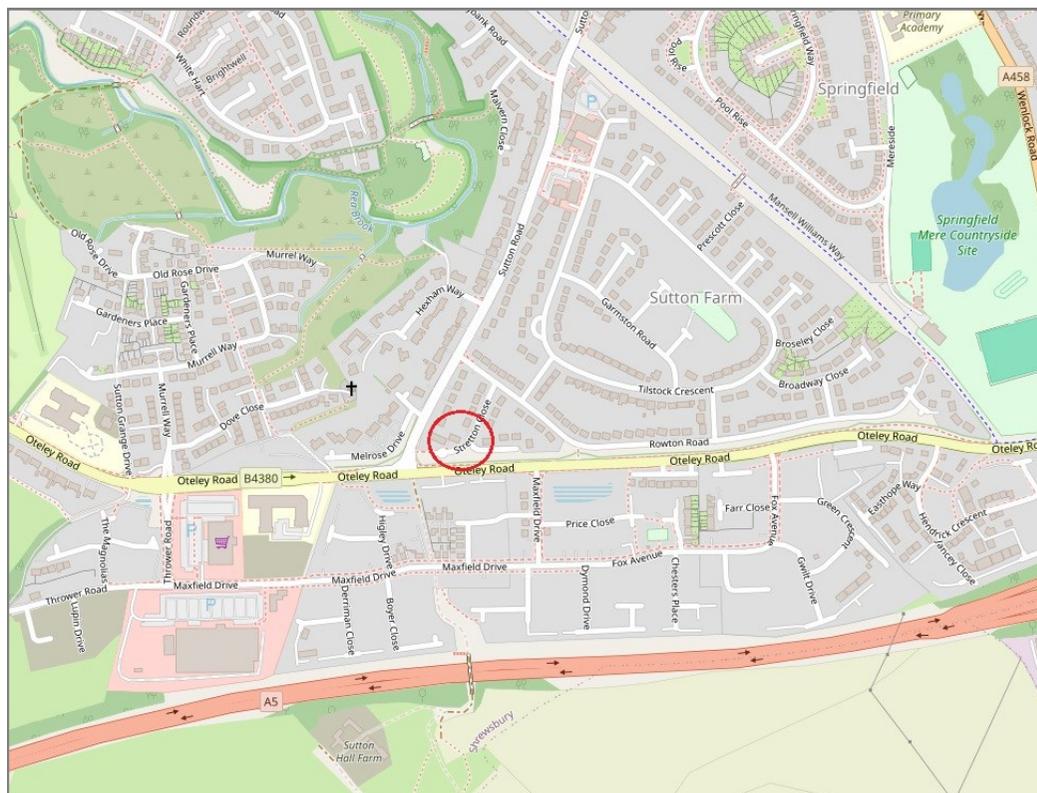
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**BOUNDARIES NOT CONFIRMED**

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

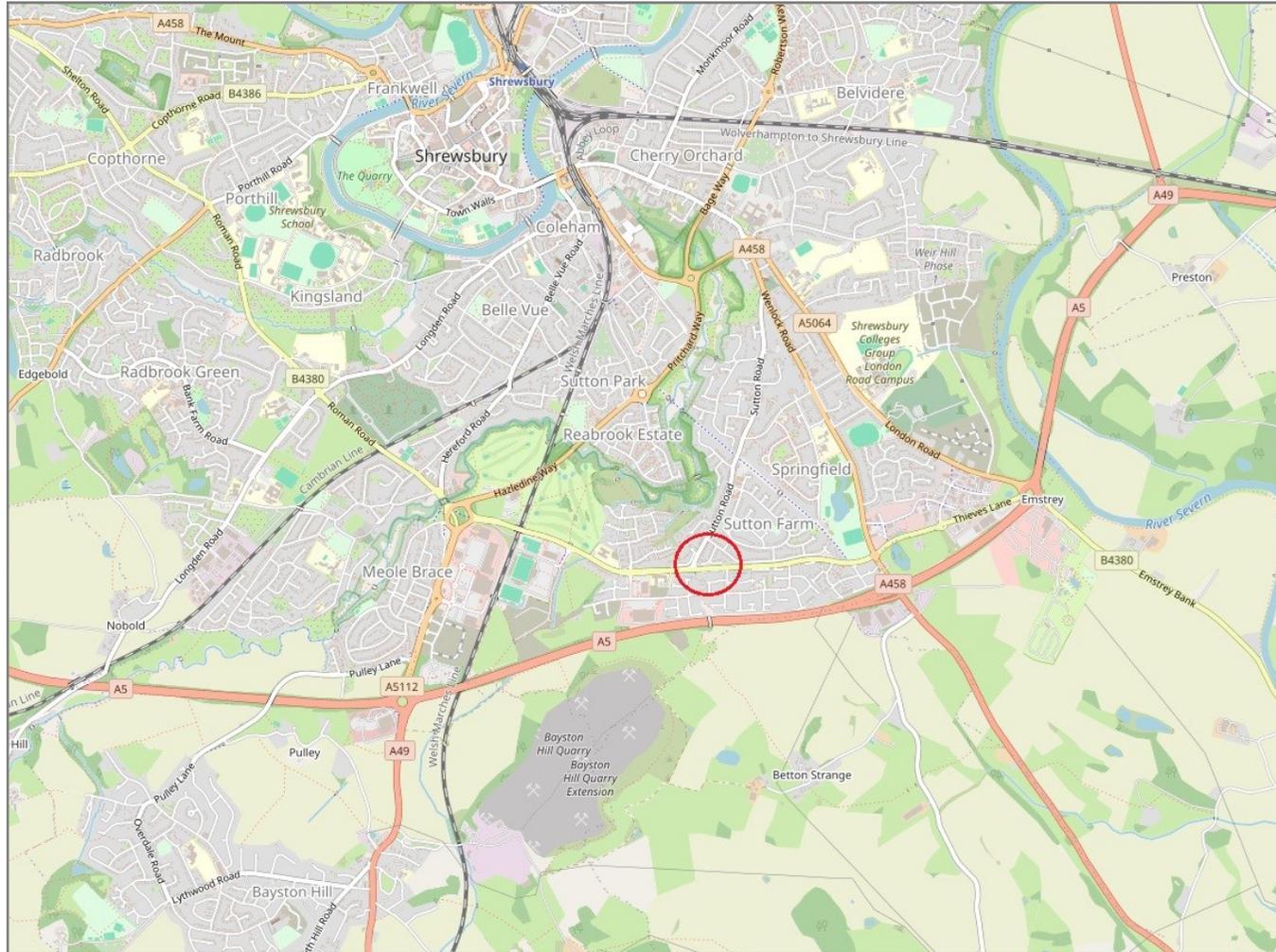
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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