



**10 Ash Close, Sutton Farm, Shrewsbury, SY2 6HU**

3 bedroom semi-detached house—£260,000 Freehold

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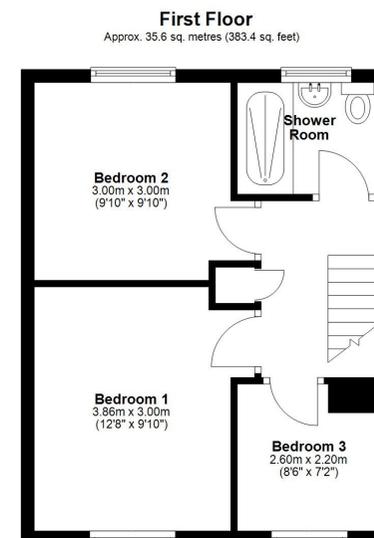
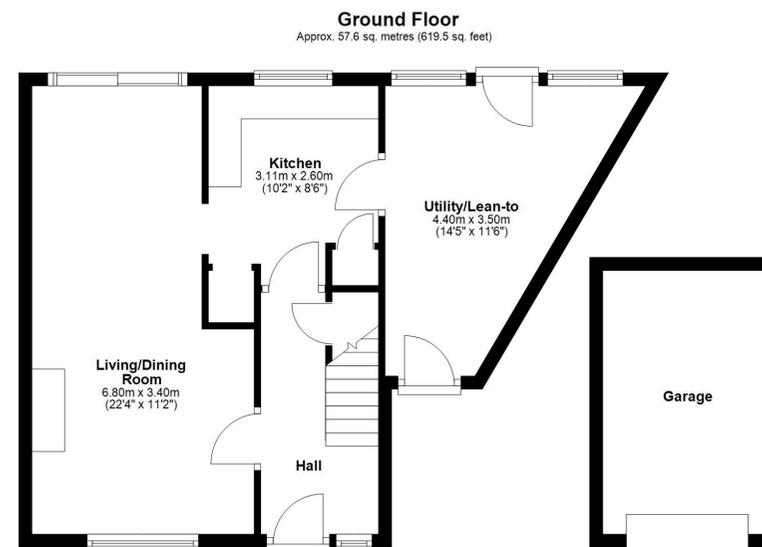
£260,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a fantastic plot with plenty of potential, this traditional semi-detached house is situated at the end of a quiet cul-de-sac, offering well-proportioned accommodation in need of general modernisation throughout, while benefitting from an impressive private garden, driveway parking and detached garage.

## KEY FEATURES

- Good sized entrance hall with useful storage and staircase to landing
- Open plan living/dining room with a feature fireplace, window to front and glazed doors onto the rear garden
- Separate kitchen with a range of fitted units and built in cupboards
- Very practical covered utility/lean-to providing external access to both the front and rear
- On the first floor are three bedrooms and a well-appointed family shower room
- uPVC double glazed windows and oil-fired central heating
- Extensive private rear garden, mainly laid to lawn, with a range of established plants and trees, paved patio and timber summerhouse. The garden adjoins the old railway line footpath which leads to Mereside playing fields, pool and green open space, and a gate could easily be reinstated to provide direct access to beautiful walks
- Detached single garage and driveway parking to front
- Although in need of general modernisation throughout, due to the size and individual nature of the plot, this property offers a fantastic opportunity to extend the house into a great family home
- A very quiet and convenient location, just a short walk from Sutton Farm's excellent amenities, road links via the bypass, and less than two miles from the town centre
- Sold with no upward chain



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)









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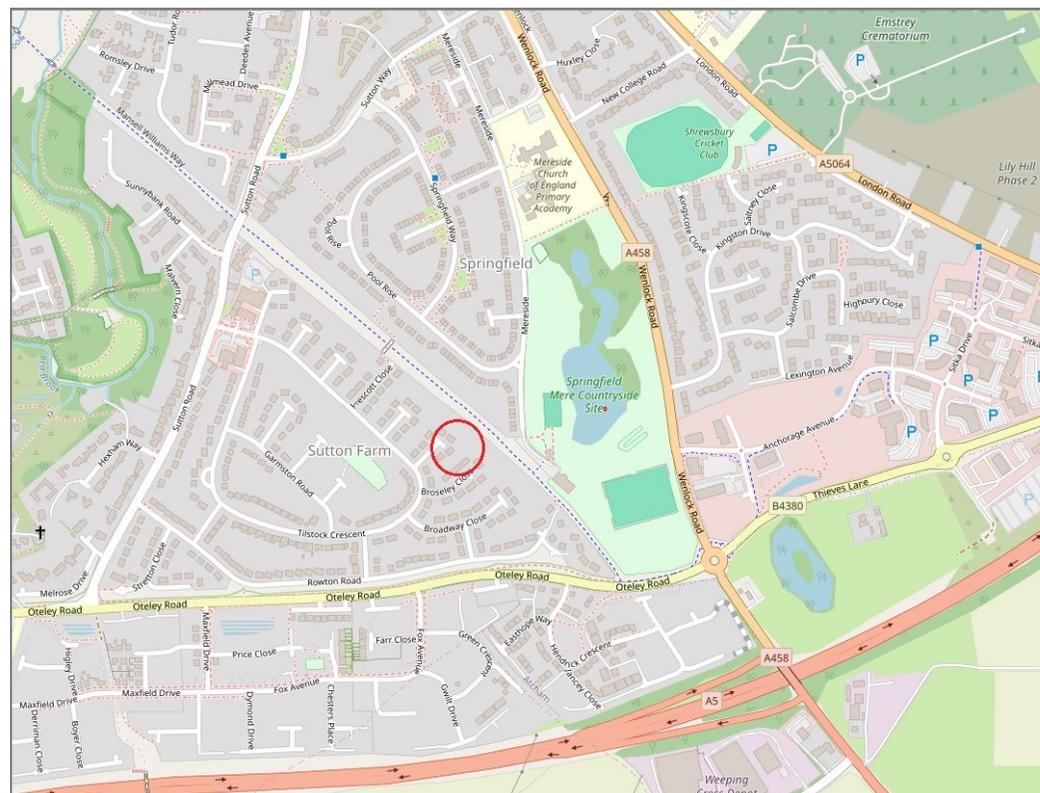
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage are connected</b>
	<b>Heating is oil fired</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.

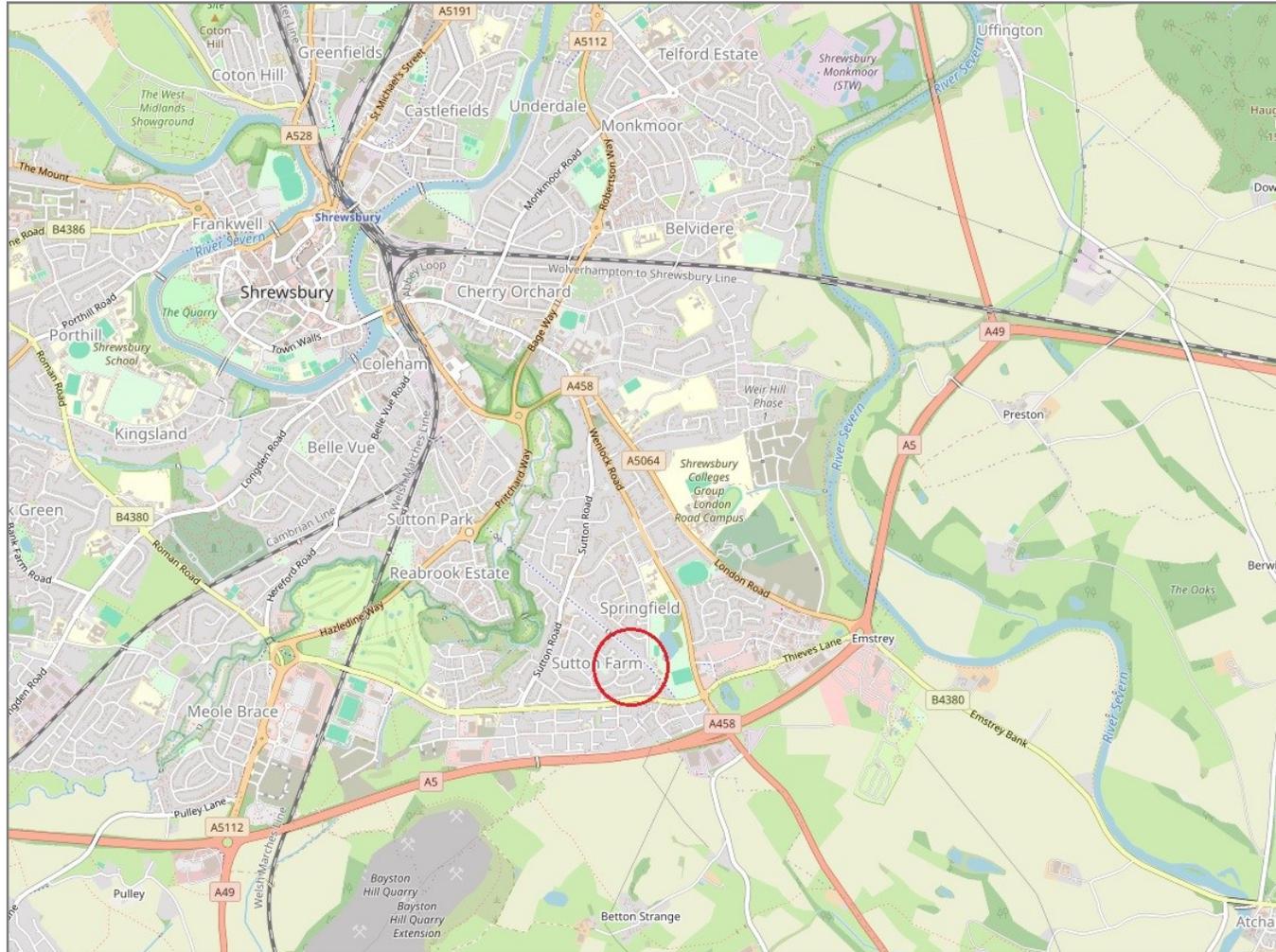
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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