



**7 Broadhaven Close, Shrewsbury, SY1 3XF**

4 bedroom detached house — £350,000 Freehold

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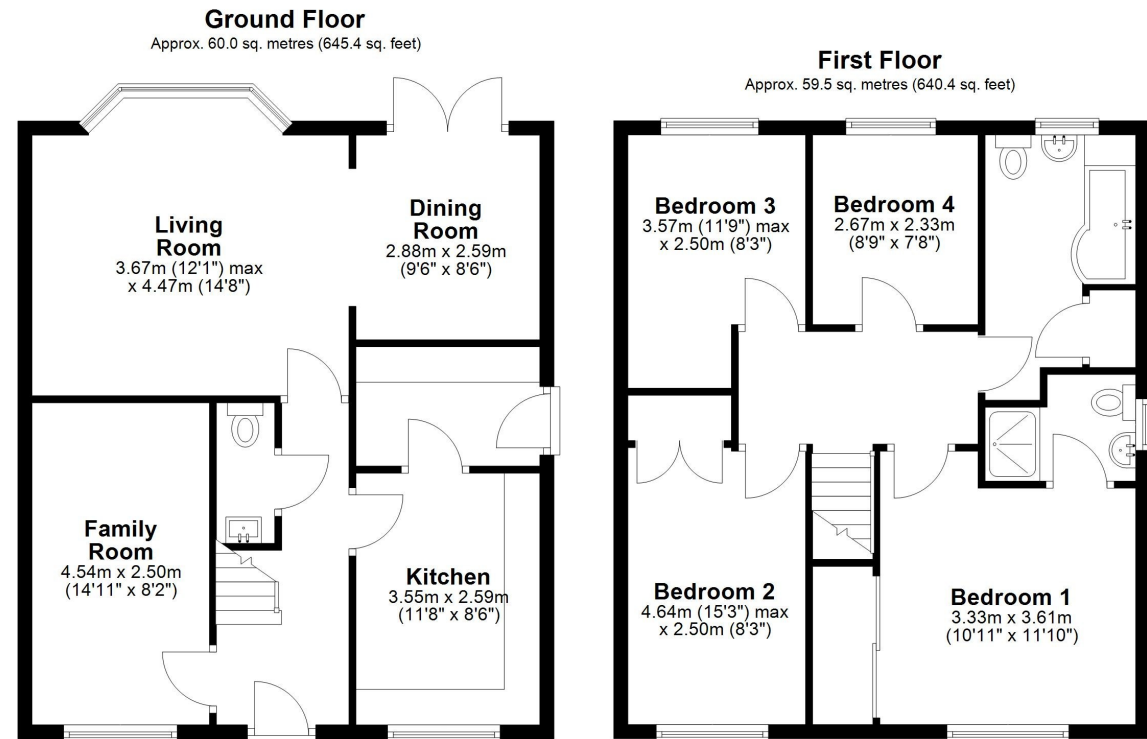
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An improved 4-bedroom detached family home offering good accommodation in a quiet and private cul de sac setting with south facing rear garden.

### KEY FEATURES

- Entrance hall with cloakroom and doors to both the kitchen and living area.
- Good sized semi open plan living and dining rooms with bay window and glazed double doors to rear sun terrace and garden.
- Separate fitted kitchen with a range of units and integrated appliances, along with tiled flooring and window to front. There is also an adjoining utility room with door providing side access.
- Useful family room (formally integral garage), which would also make a great home office.
- Staircase from hall to the first-floor landing where there are 4 bedrooms and a family bathroom. The main bedroom also has a large built-in wardrobe and an ensuite shower room.
- uPVC double glazed windows and gas fired central heating.
- Driveway to front providing parking with adjoining gravelled areas and lawned garden.
- There is access along the side of the property to the private south facing rear garden which is also lawned with established beds and a sizable, paved sun terrace.
- Very convenient location, about a mile from the town centre and a short walk from Greenfields primary school.



Total area: approx. 119.5 sq. metres (1285.8 sq. feet)







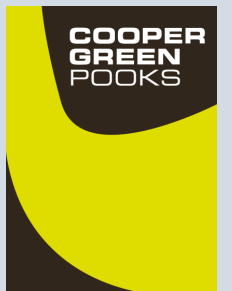
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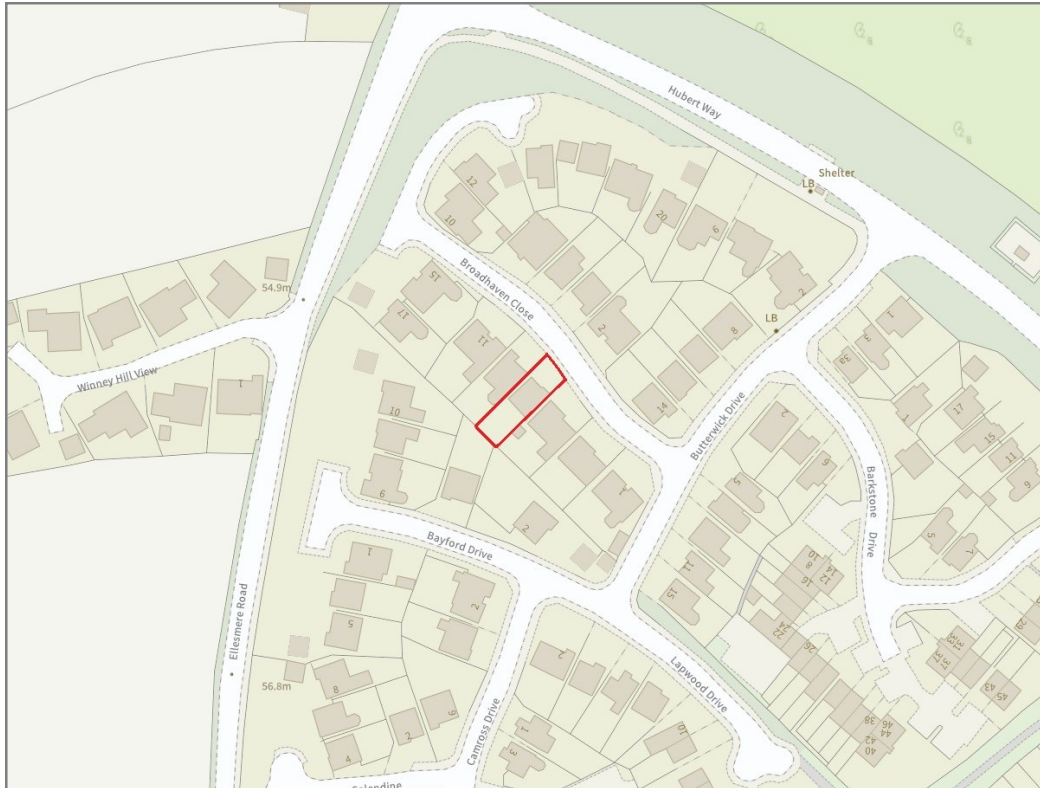
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**BOUNDARIES NOT CONFIRMED**



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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

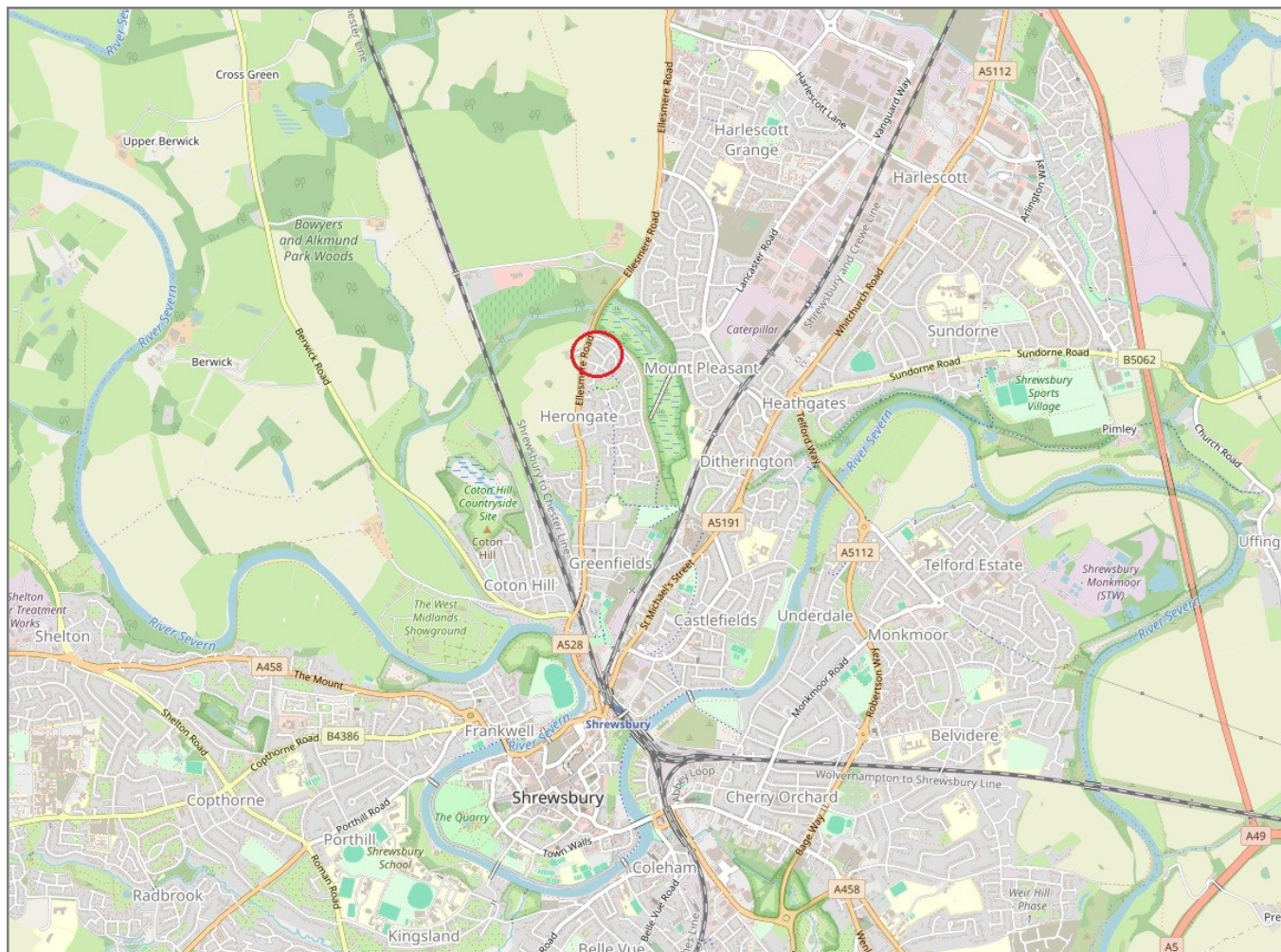
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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