



9 Grangefields, Shrewsbury, SY3 9DE

3 bedroom semi-detached house—£495,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying a lovely position within a quiet and sought after residential area, this beautifully presented semi-detached house has been extended and significantly improved to provide thoughtfully designed and versatile accommodation throughout, while benefitting from a private landscaped garden, driveway parking, detached garage and purpose built garden office.

KEY FEATURES

- Good sized entrance hall with useful storage and turning staircase to a light and spacious landing
- Living room with feature fireplace and large window to front
- Impressive open plan kitchen/dining/family room with under stairs pantry, velux roof lights and windows to two elevations, as well as glazed doors onto the rear garden, allowing plenty of natural light
- A range of well-fitted units to the kitchen, complete with integrated appliances, range-style cooker and Belfast sink
- Separate fitted utility with access to both the cloakroom and garden
- There is also a versatile additional reception room on the ground floor, currently used as a study/play room
- On the first floor are three generous bedrooms (two doubles and a large single) with built in wardrobes, and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden, laid to lawn with paved and decked terraces, planted beds and mature hedging. There is also a large detached garage (3.5m x 4.5m) providing excellent storage
- At the end of the garden is a very well-designed office which is insulated and has power, lighting and electric heating, creating the perfect space for working from home and can also be used as additional accommodation if required
- Driveway to front providing plenty of parking
- The property is situated on a lovely quiet and private street within a very desirable area, just a short walk from Radbrook Primary and Priory secondary schools, as well as being within easy access of the local Radbrook shopping complex and less than two miles from the town centre

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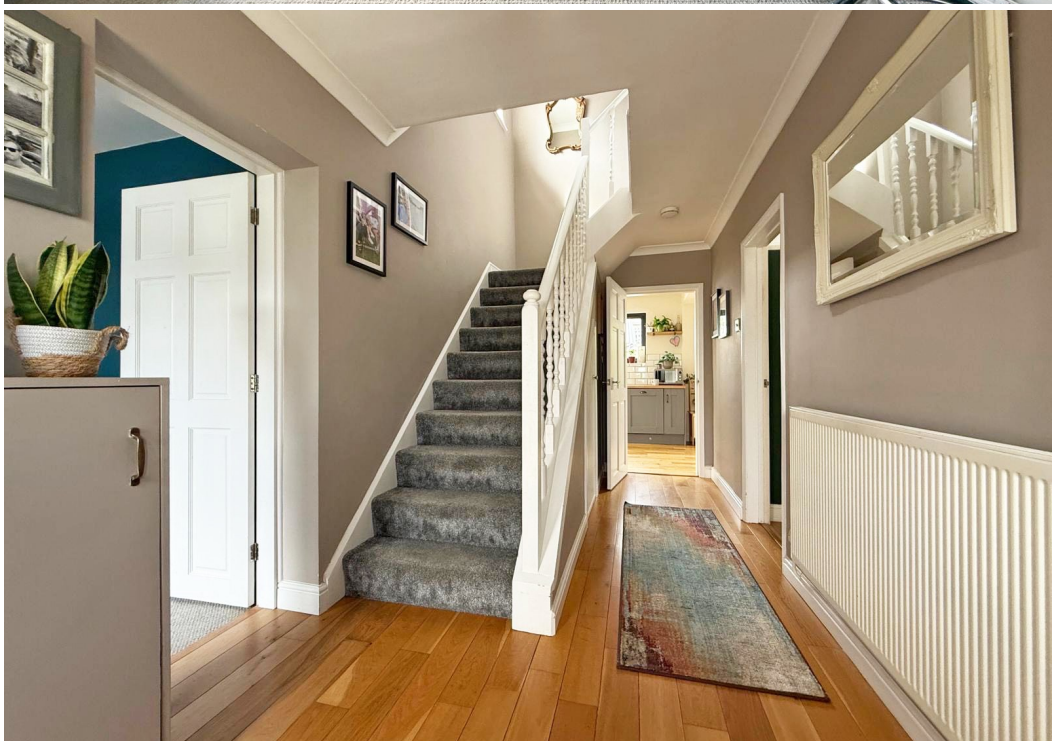
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Total area: approx. 143.7 sq. metres (1546.5 sq. feet)











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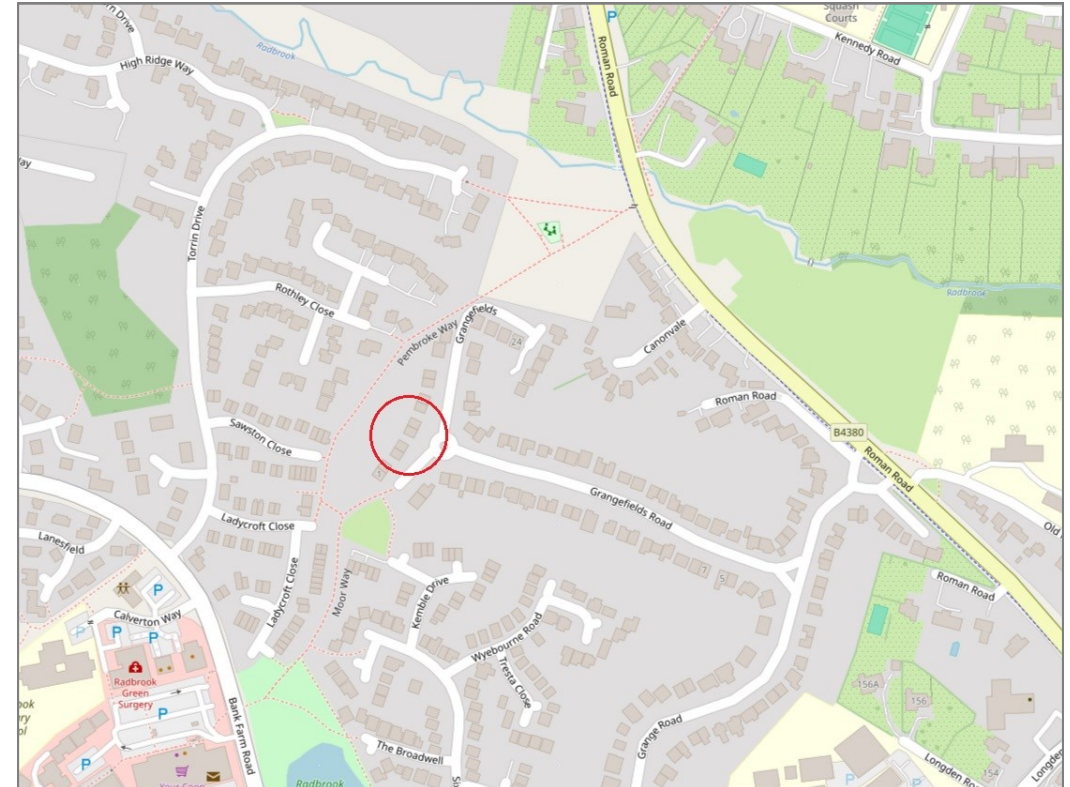
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BOUNDARIES NOT CONFIRMED

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

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.

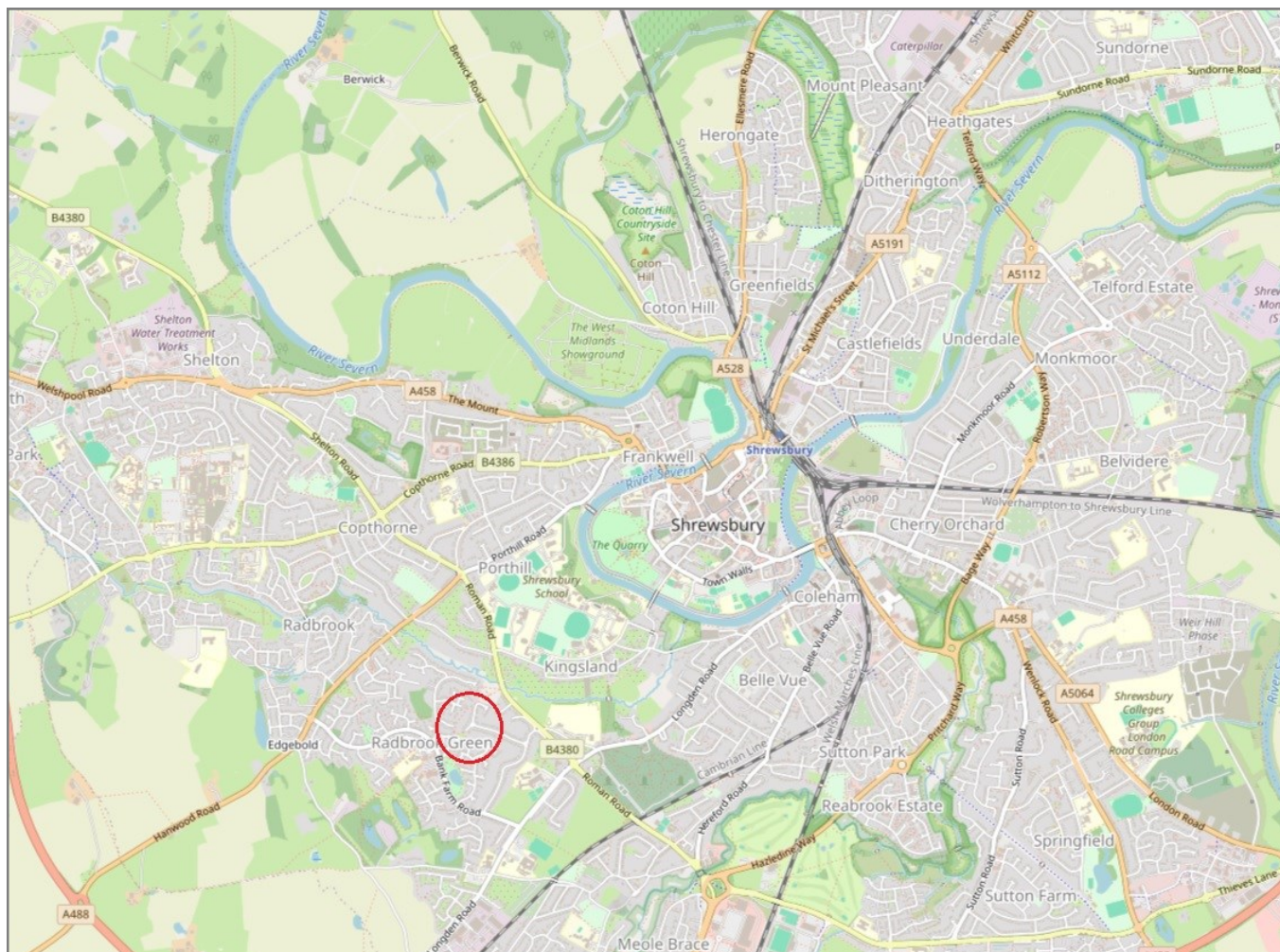
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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