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**FOR SALE**  
01743 276666

**3 Adams Ridge, Sutton Park, Shrewsbury, SY3 7TZ**

3 bedroom semi-detached house—£290,000 Freehold



## 3 Adams Ridge, Sutton Park, Shrewsbury, SY3 7TZ

£290,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This considerably improved semi-detached house has a stunning tropical garden, whilst being well situated in a great location, just a short walk from some excellent local amenities, the Reabrook nature reserve, Coleham and the town centre.

### KEY FEATURES

- Entrance hall to living room with wood effect flooring, window to front and doors to dining area.
- Open plan kitchen/dining room with tiled flooring, window to rear, door providing side access and glazed double doors to a conservatory which opens out onto the garden.
- Well fitted range of modern units to kitchen area with integrated appliances.
- Staircase from hall to landing where there are 3 bedrooms and a family bathroom.
- Double glazed windows and gas fired central heating.
- Private parking and garage, which has in part been converted into a useful home office/ studio, having window and door opening onto a paved patio that leads to the rear garden.
- The beautiful rear garden is a particularly attractive feature of this property and mainly stocked with established tropical plants, alongside paved sun terraces.
- The property is situated in a quiet and very popular residential area, just a few minutes' walk from the local supermarket and peaceful Reabrook Nature reserve. Additionally, the vibrant area of Coleham with its outstanding primary school is also in walking distance, along with the town centre.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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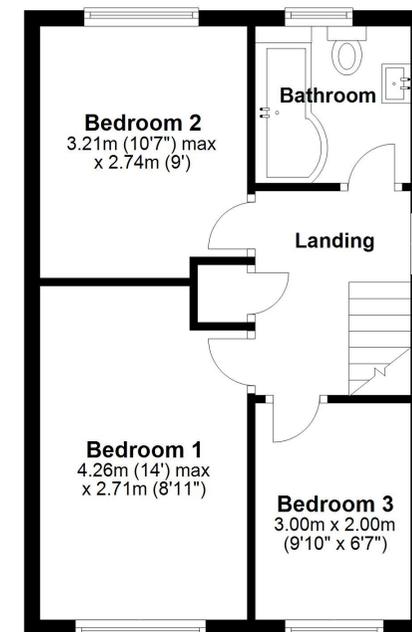
### Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



### First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.









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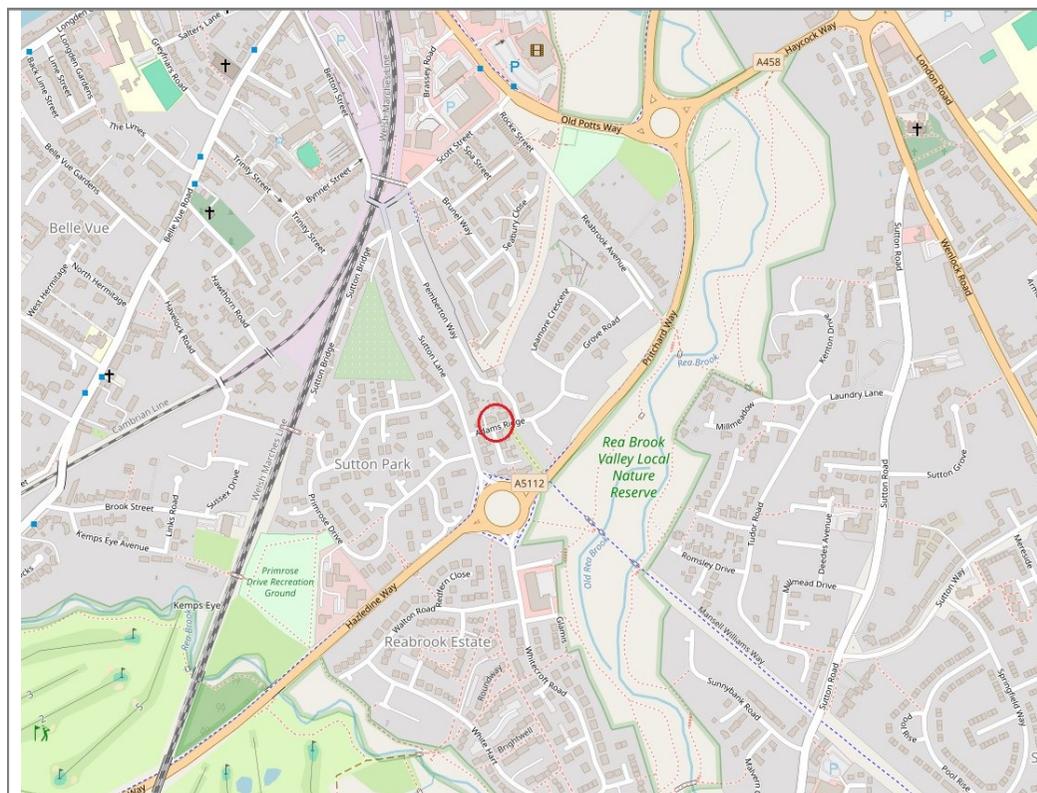
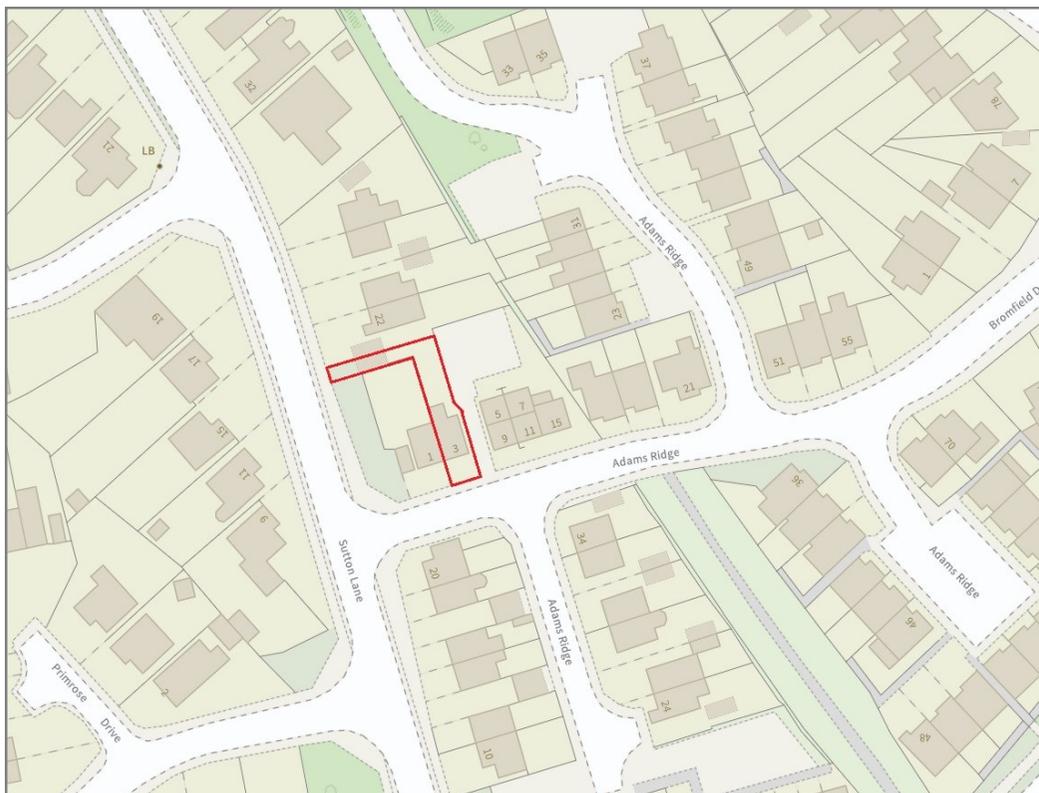
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**BOUNDARIES NOT CONFIRMED**

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

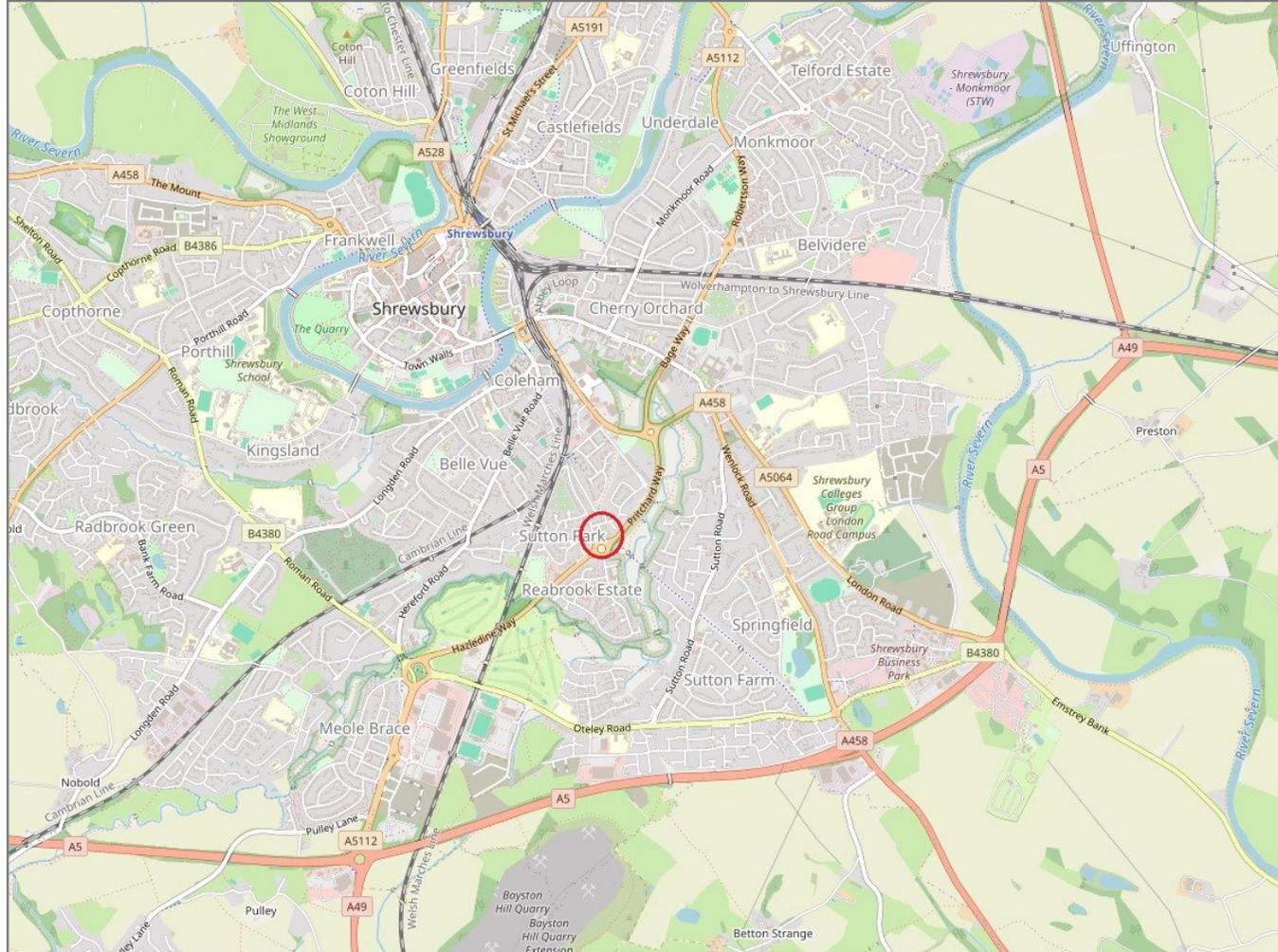
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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