



**11 Stokesay Avenue, Heath Farm, Shrewsbury, SY1 3ES**

3 bedroom semi-detached house — £245,000 Freehold

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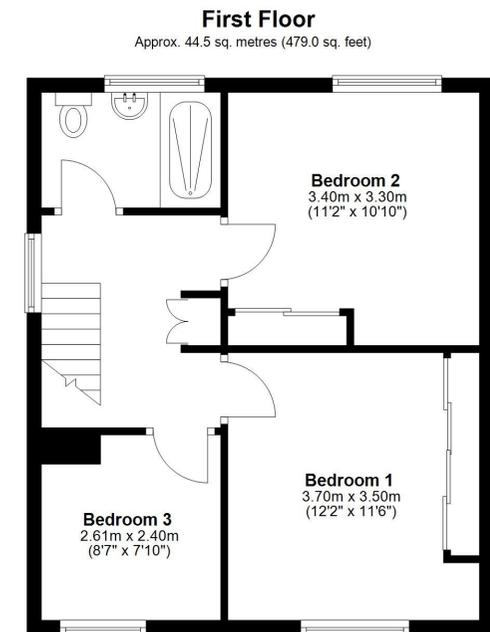
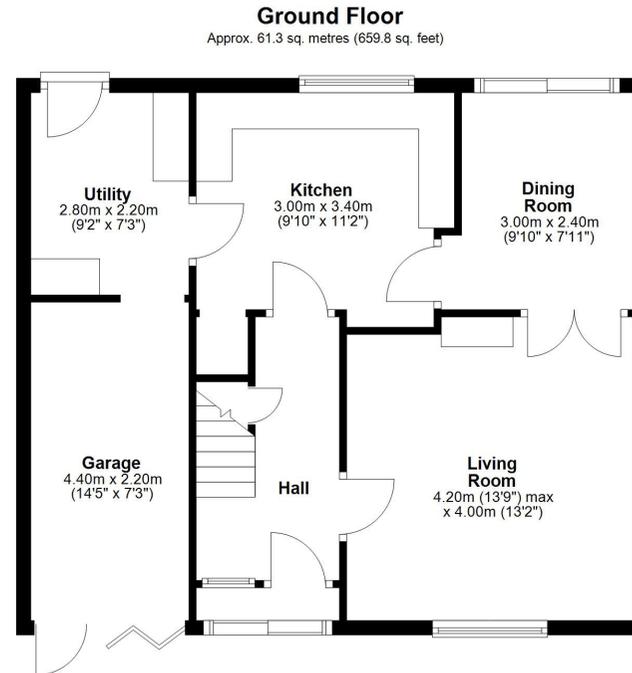
£245,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position within a popular residential area, this neatly presented semi-detached house offers practical and well-proportioned accommodation, with plenty of potential, as well as a large private rear garden, driveway parking and garage.

## KEY FEATURES

- Entrance porch opening to a good sized hallway with useful under stairs storage
- Living room with feature fireplace and large window to front
- Separate dining room with glazed patio doors onto the garden
- Fitted kitchen with a range of units, space for appliances, and pantry
- The very practical utility also has further fitted units and access to both the garden and garage
- On the first floor are two double bedrooms with built-in wardrobes, a generous single bedroom, and family shower room with a modern walk-in shower
- Double glazed windows and gas fired central heating
- Impressive private rear garden, laid to lawn with paved sun terrace and timber garden store
- Driveway parking to front, adjoining lawned garden, and access to the garage
- Situated within a popular residential area, a short distance from excellent amenities, primary and secondary schools, and less than two miles from the town centre
- Sold with no upward chain



Total area: approx. 105.8 sq. metres (1138.8 sq. feet)







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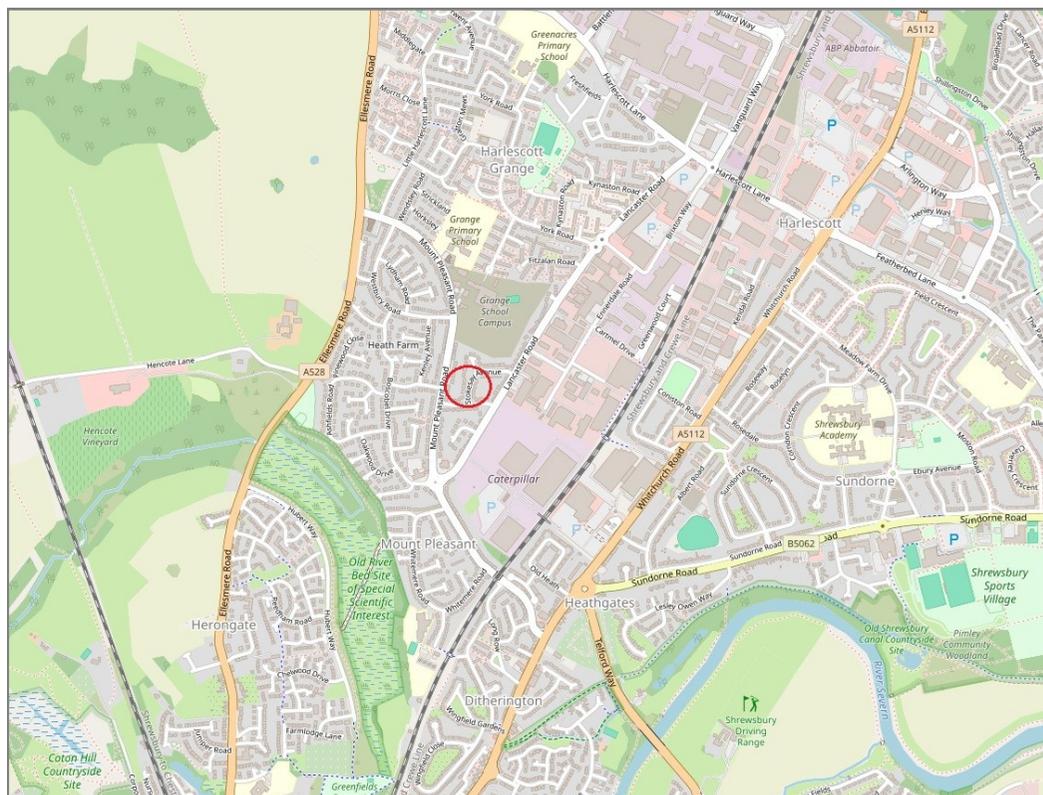
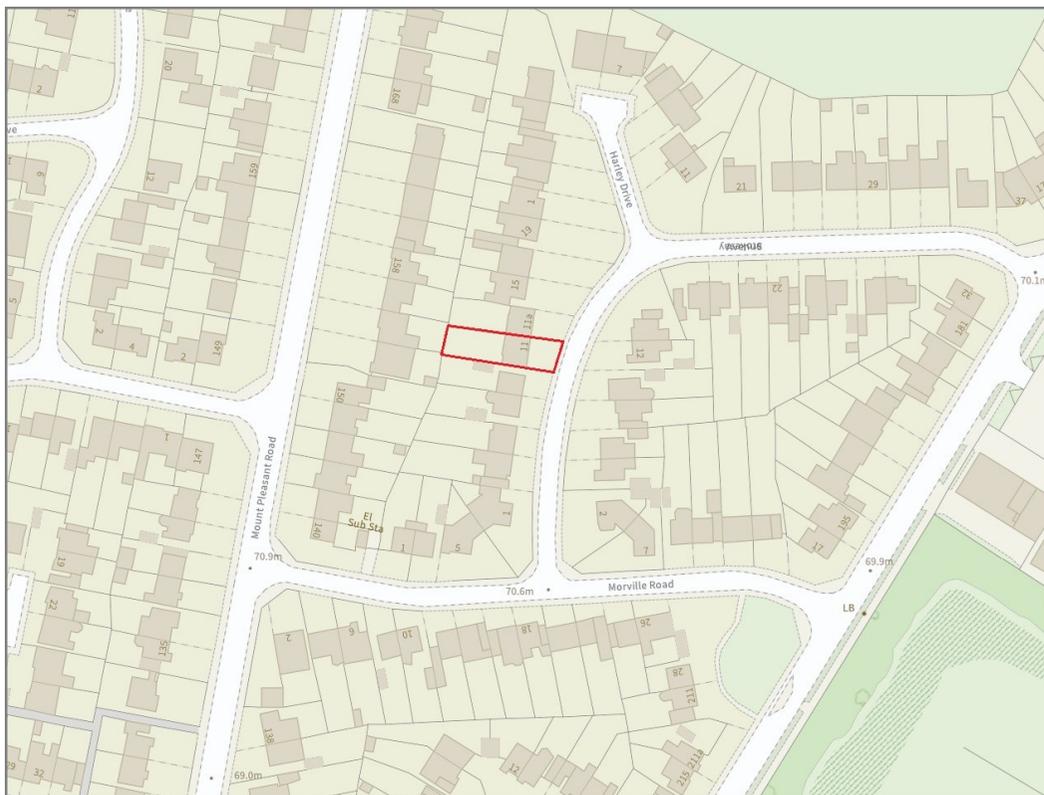
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**BOUNDARIES NOT CONFIRMED**

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

**Cooper Green Pooks**  
**01743 276666**



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

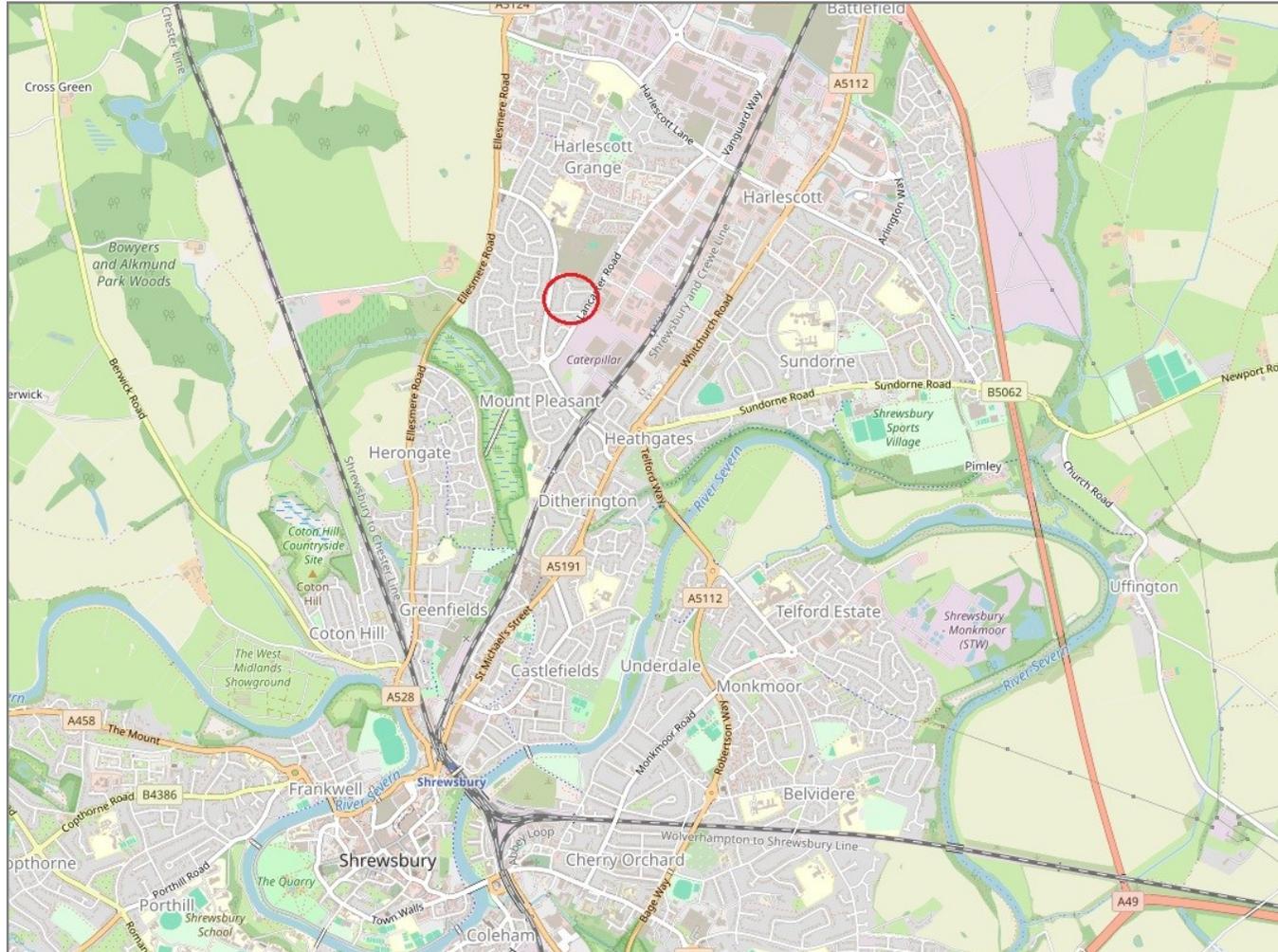
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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