



9 Malvern Close, Sutton Farm, Shrewsbury SY2 6RF

3 bedroom semi-detached house—£320,000 Freehold

9 Malvern Close, Sutton Farm, Shrewsbury SY2 6RF

Coopergreenpooks.co.uk

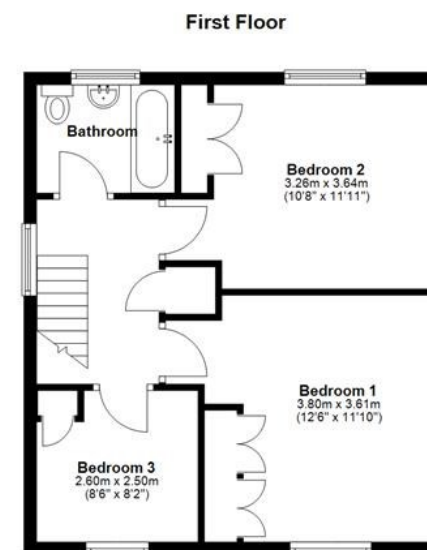
£320,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Situated within a good-sized plot on a quiet cul-de-sac, with a lovely outlook over the Reabrook Nature Reserve, this well-presented and extended semi-detached house offers thoughtfully designed accommodation, while benefitting from a private landscaped garden, driveway parking, car port and large garage.

KEY FEATURES

- Entrance hall with useful storage and staircase to landing
- Living room with large window and views to front
- Impressive extended kitchen/dining room, completed with integrated appliances and bay window to rear
- An additional hallway provides access to the garage, garden and fitted utility which also has a door to the shower room
- On the first floor are three bedrooms, all having built in wardrobes, and a separate family bathroom
- uPVC double glazed windows and oil-fired central heating
- Attractively landscaped private garden, extending to the rear and the side of the property, laid to lawn with Indian stone paved terraces, garden store and timber summer house
- Driveway to front providing plenty of parking and access to the car port/store and large garage
- A great location within a quiet and popular residential area, a short walk from local pubs, shops, supermarket and a choice of schools, as well as being just a stone's throw from the beautiful Rea Valley Nature Reserve



Total area: approx. 128.1 sq. metres (1378.6 sq. feet)







9 Malvern Close, Sutton Farm, Shrewsbury SY2 6RF

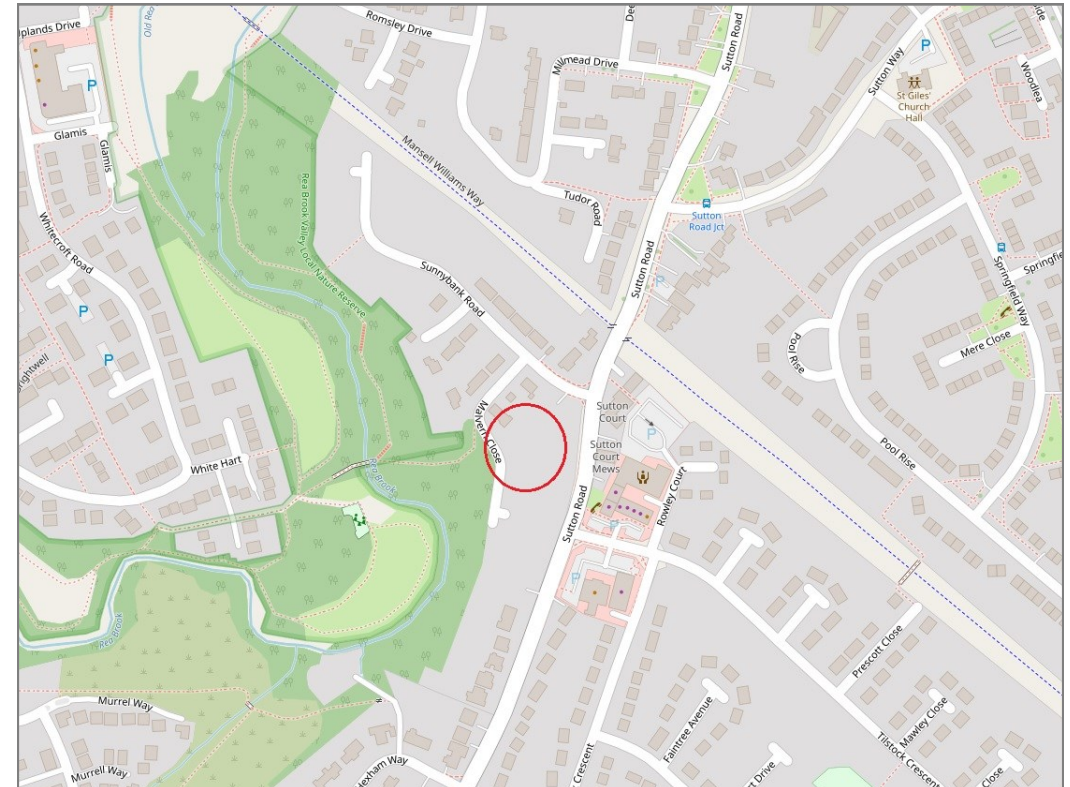
£320,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	Mains services water, electricity and drainage are connected Oil fired central heating

 **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.

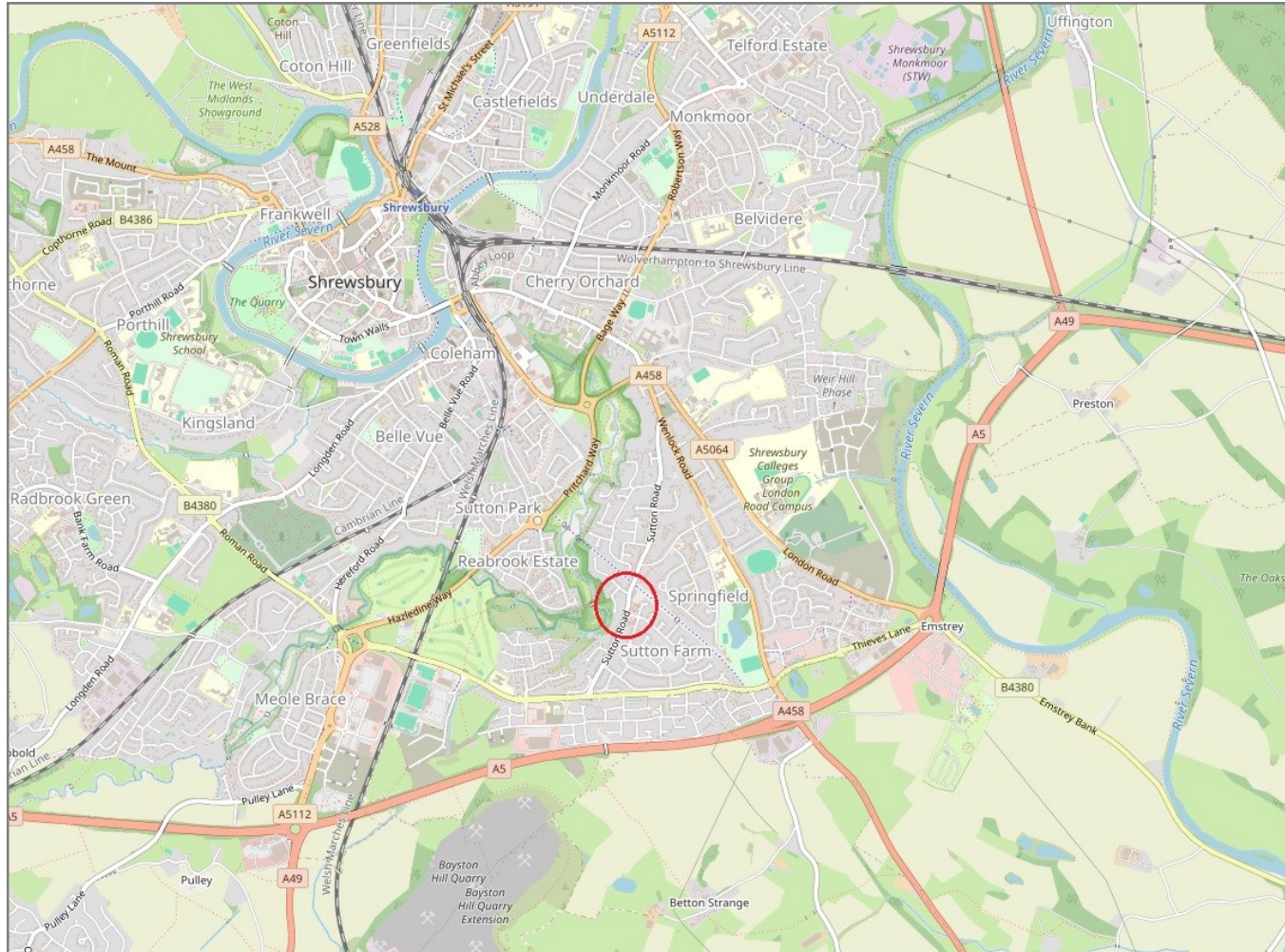
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

9 Malvern Close, Sutton Farm, Shrewsbury SY2 6RF

Coopergreenpooks.co.uk

£320,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.