



**51 Dove Close, Sutton Grange, Shrewsbury, SY2 6FB**

5 bedroom detached house — £510,000 Freehold

# 51 Dove Close, Sutton Grange, Shrewsbury, SY2 6FB

Coopergreenpooks.co.uk

£510,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

**An attractive and very well-designed family home located in a great position on the popular Sutton Grange development with lovely garden and open outlook. This spacious 5 bedroom property offers versatile accommodation which also has an integral double garage converted into a further large multi-purpose room with en suite.**

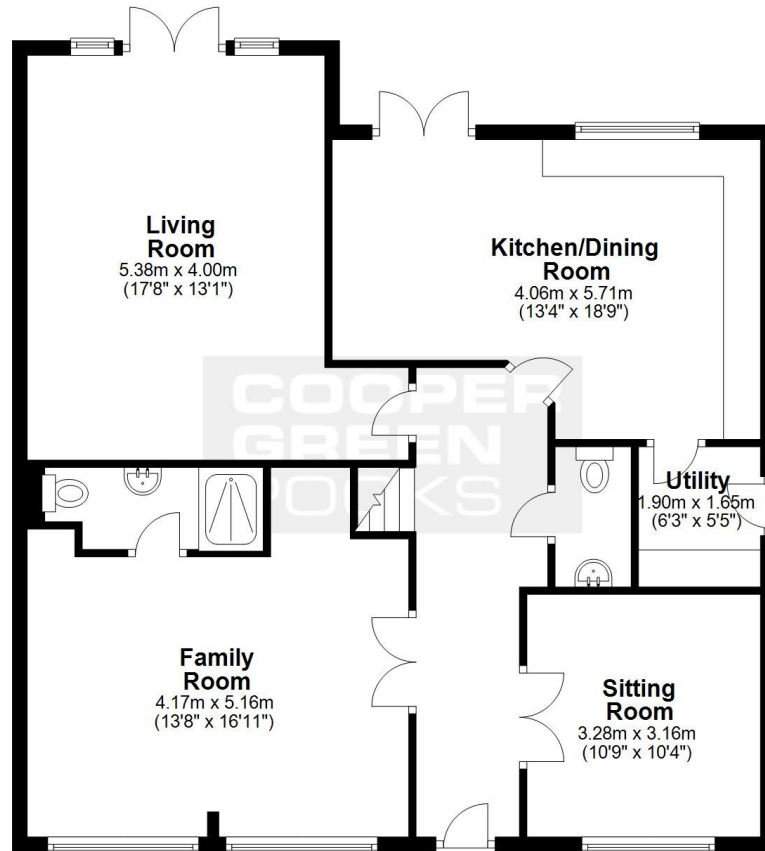
## KEY FEATURES

- Nicely presented interior in good decorative order.
- Spacious entrance hall and cloakroom.
- Family room and separate living room with glazed double doors to rear.
- Good sized open plan kitchen/dining room, again with glazed doors to rear and an adjoining utility room providing side access. Both have a well fitted range of matching units and there are also integrated appliances.
- The double garage has recently been converted to a high standard, providing a large additional living space with en suite shower room. It would also be ideal as a bed/sitting room or home office.
- Staircase from hall to first floor landing where there are 5 double bedrooms and a family bathroom, two of the bedrooms benefit from ensuite shower rooms. In addition a loft ladder has been installed providing easy access to useful storage space.
- uPVC double glazed windows and gas fired central heating.
- Double width driveway providing parking for 2 cars and access to adjoining front garden
- To the side of the property there is gated access to a useful enclosed paved area with garden store.
- Landscaped rear garden which is mainly lawned with established borders, fruit trees and paved sun terrace. The garden backs on to an open area of lawned ground and has views towards the town centre.
- Quiet cul -de-sac setting in a popular new development which is well situated next to the Reabrook conservation area, Meole Brace Golf Course and 2 very good retail parks, with stores like Marks and Spencer's, Sainsbury's, TK Maxx and a garden centre.

£510,000 Freehold — 5 bedroom detached house

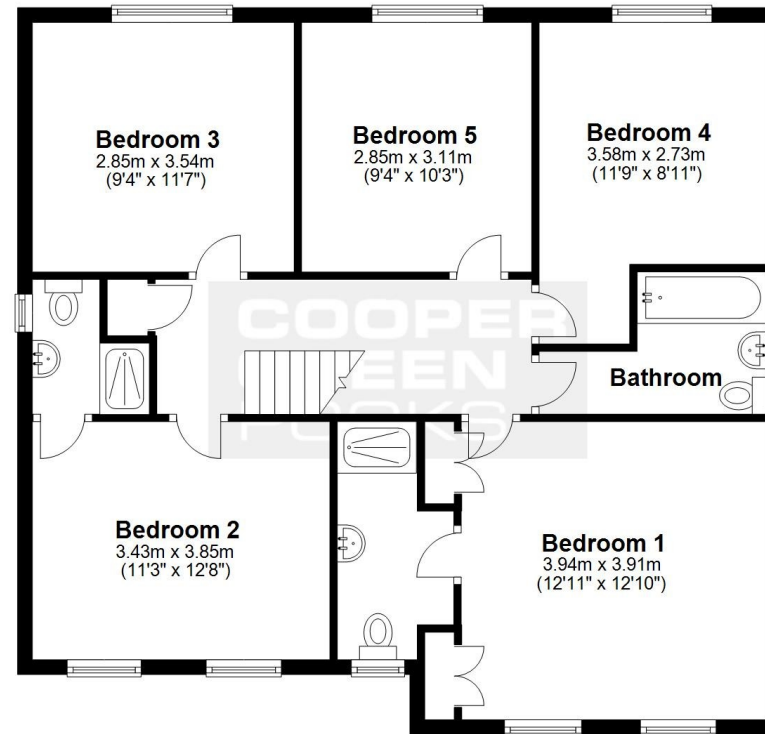
**Ground Floor**

Approx. 94.5 sq. metres (1017.3 sq. feet)



**First Floor**

Approx. 86.0 sq. metres (925.7 sq. feet)



Total area: approx. 180.5 sq. metres (1943.0 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.





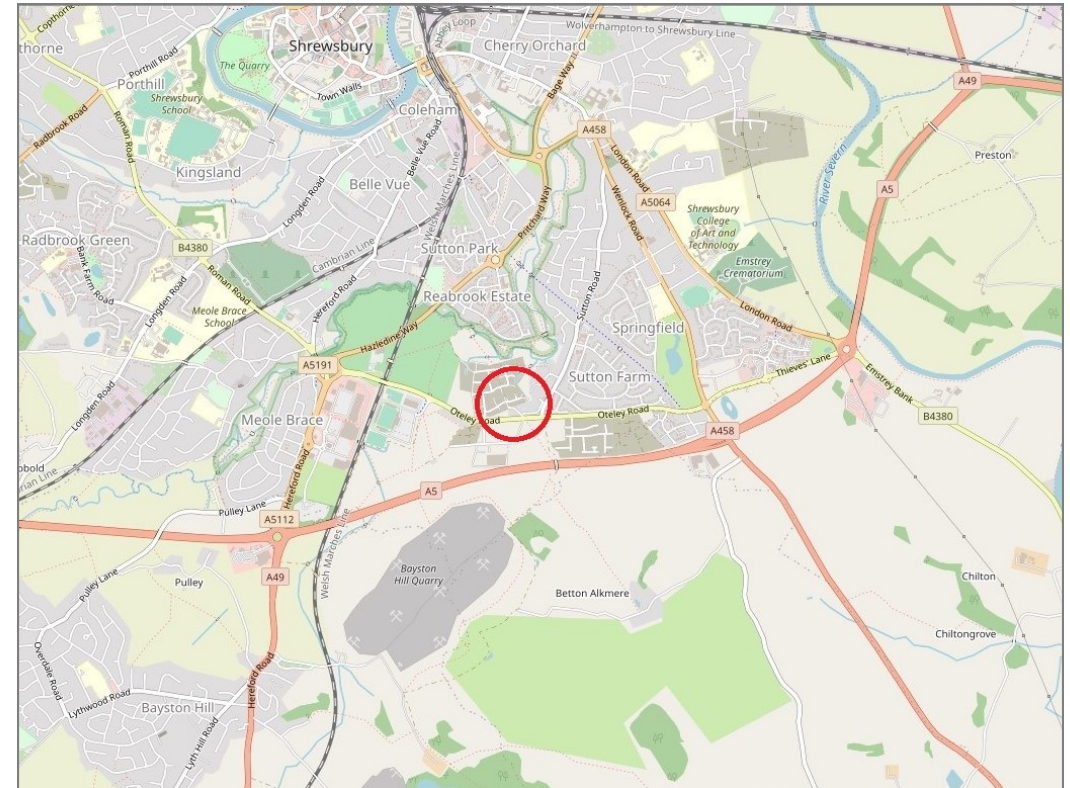
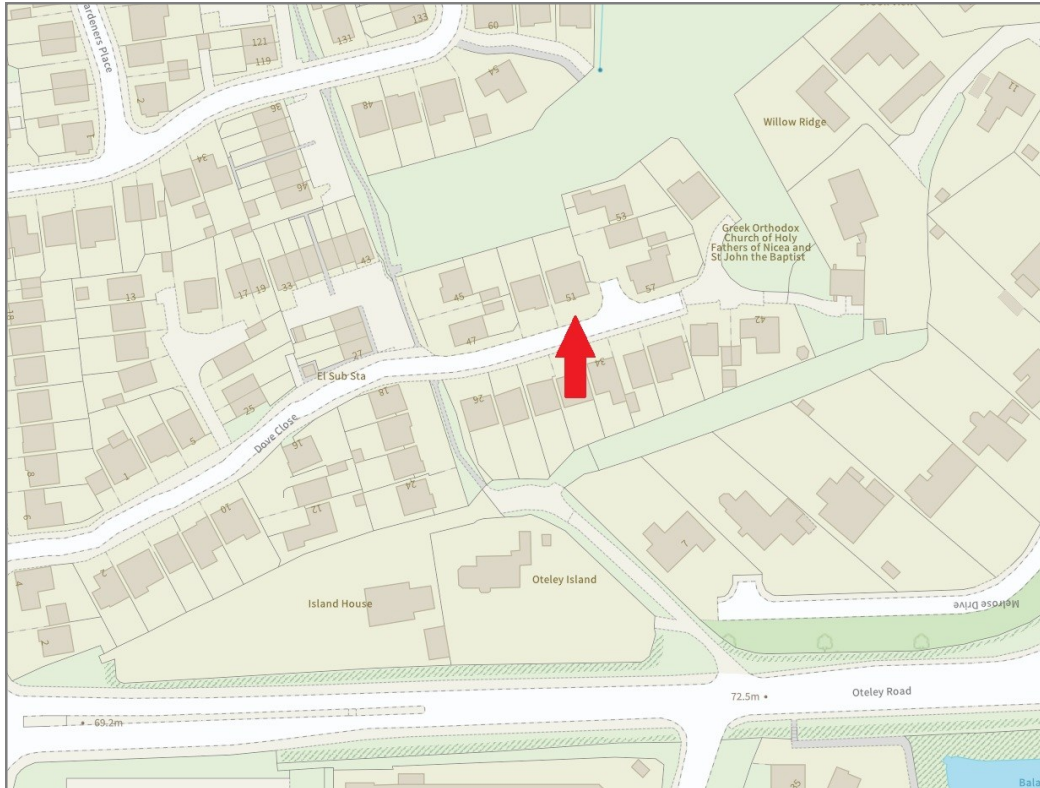




# 51 Dove Close, Sutton Grange, Shrewsbury, SY2 6FB

£510,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk



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

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



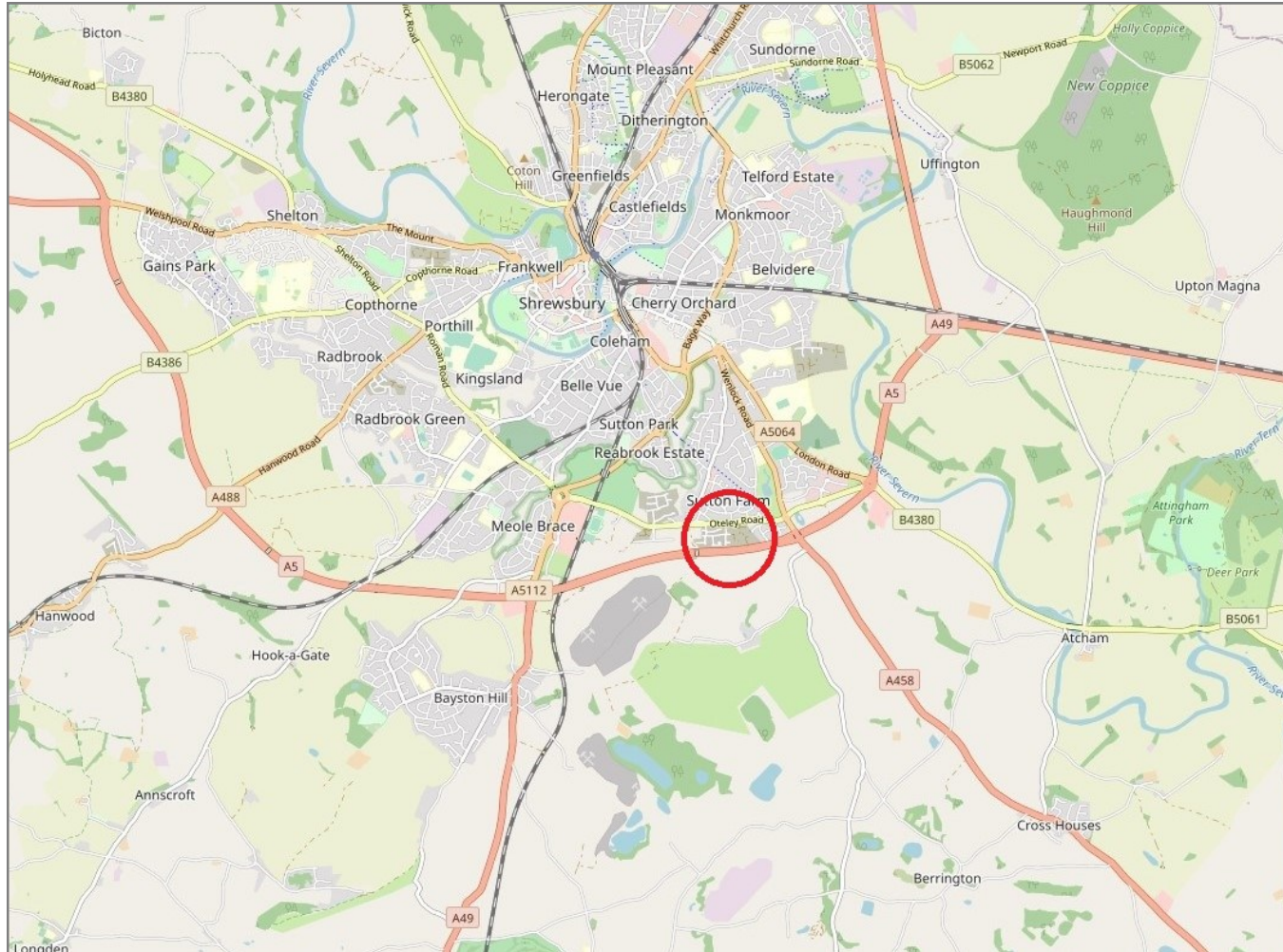
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 51 Dove Close, Sutton Grange, Shrewsbury, SY2 6FB

Coopergreenpooks.co.uk

£510,000 Freehold — 5 bedroom 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.