



**9 Sutton Grove, Shrewsbury, SY2 6DN**

4 bedroom semi-detached house — £450,000 Freehold

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Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

**This substantial semi-detached family home offers fantastic accommodation that's well-presented throughout, whilst being situated in a quiet cul-de-sac setting with secluded garden, driveway and detached double garage.**

### KEY FEATURES

- Entrance hall with built in storage, boarded flooring and doors to living areas
- Good sized living room with bay windows to both the front and rear, as well as glazed door to sun terrace. There is also a feature brick chimney breast and wood burner, as well as a recessed living flame gas fire
- Well fitted kitchen with range cooker, tiled flooring and granite working surfaces. There is a window to rear and part glazed door to the adjoining utility room which also provides rear access
- Dining/family room which opens to the kitchen and has further door to hall. Additionally, there is a window to front and glazed double doors that open onto the sun terrace
- Staircase from hall to the landing where there are 4 bedrooms (3 good doubles) and a family bathroom. The main bedroom also has an en suite dressing area and a large bathroom with separate shower. There is also a very large loft space which has potential for conversion if required
- Gas fired central heating and double-glazed windows
- Double width driveway providing parking and access to a detached double garage with loft storage
- Private front and rear gardens which are mainly laid to lawn with a paved terrace and covered decked seating area
- Really good location in a very popular and quiet cul de sac, a short walk from some excellent amenities and about a mile from the town centre
- No onward chain

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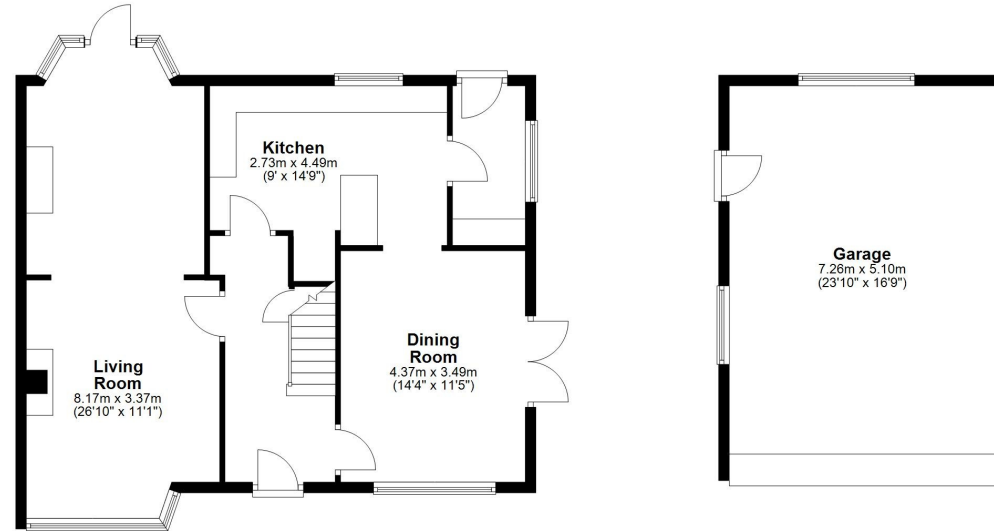
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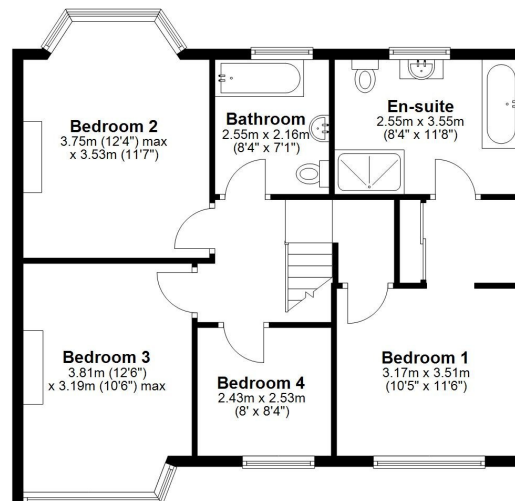
## Ground Floor

Approx. 110.9 sq. metres (1194.1 sq. feet)



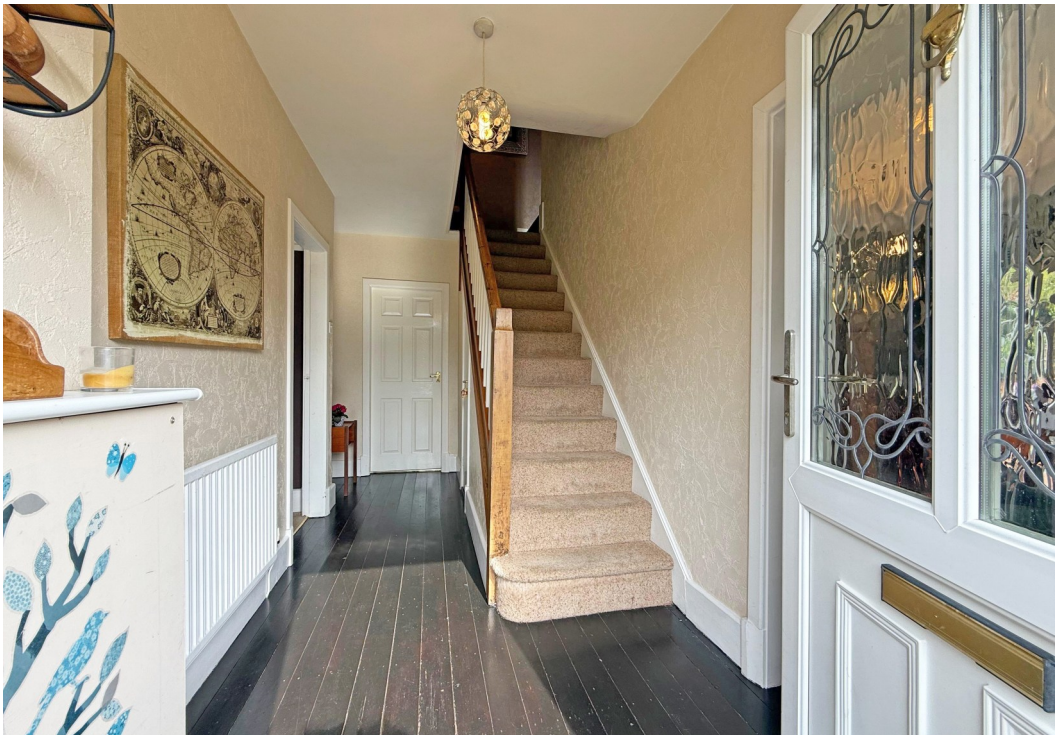
## First Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



Total area: approx. 184.8 sq. metres (1989.2 sq. feet)









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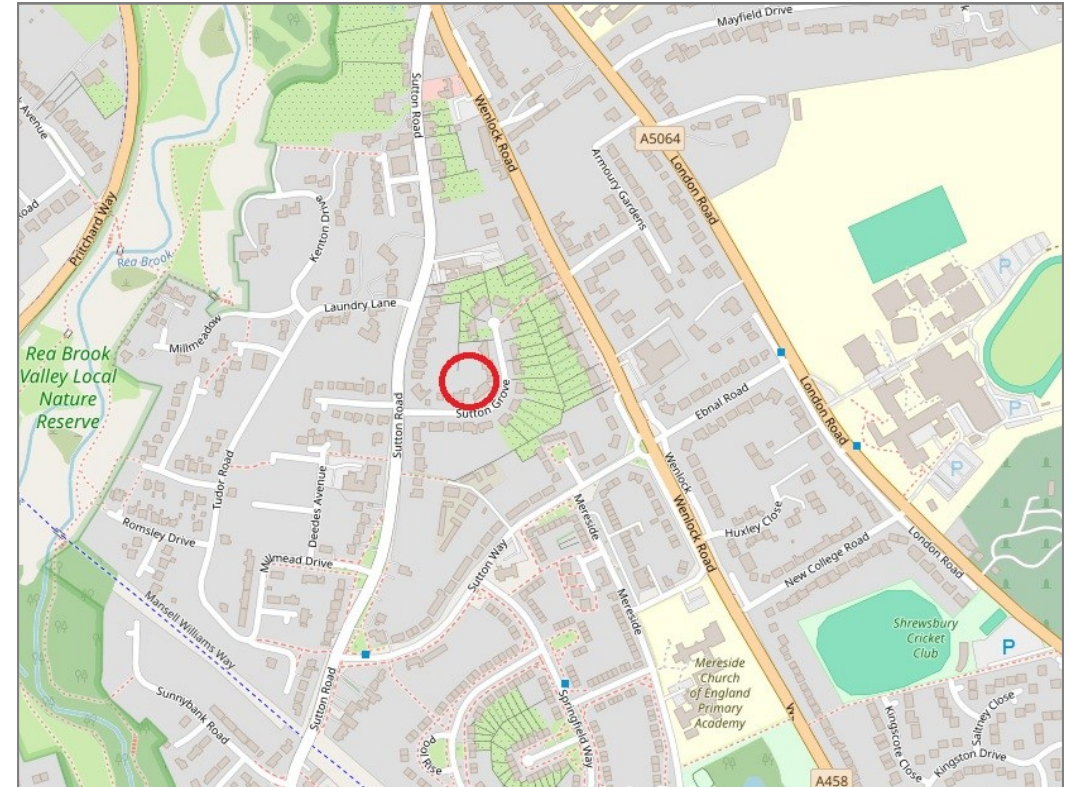
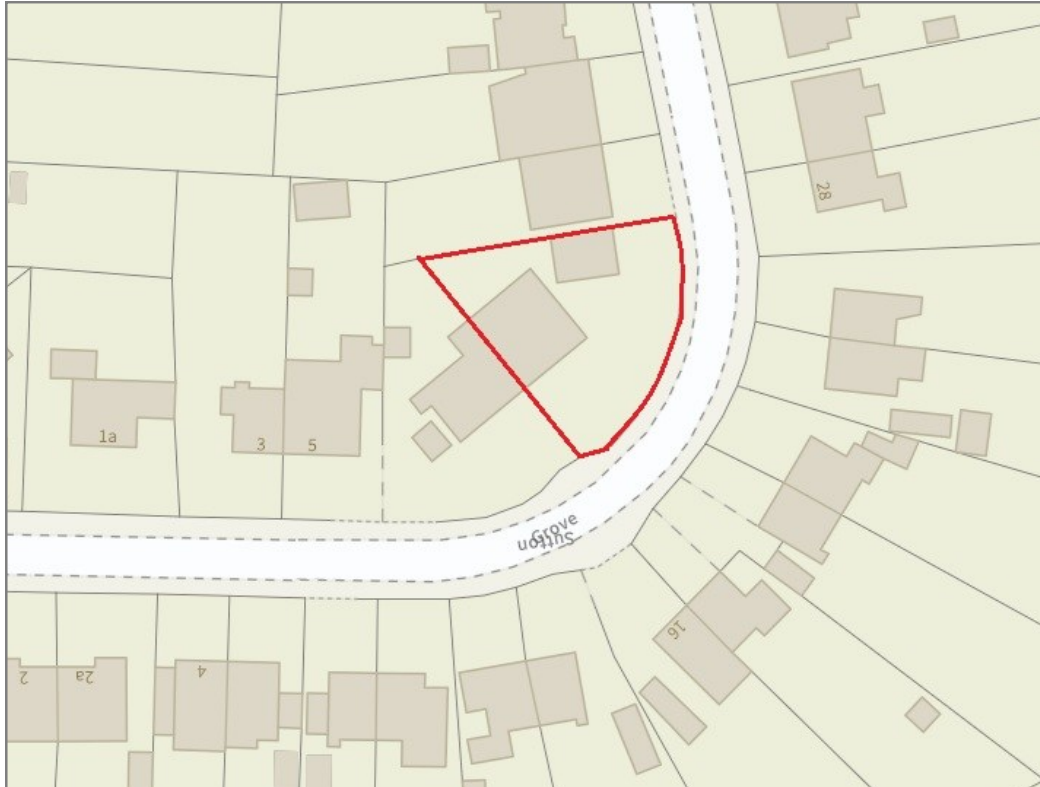
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**BOUNDARIES NOT CONFIRMED**

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

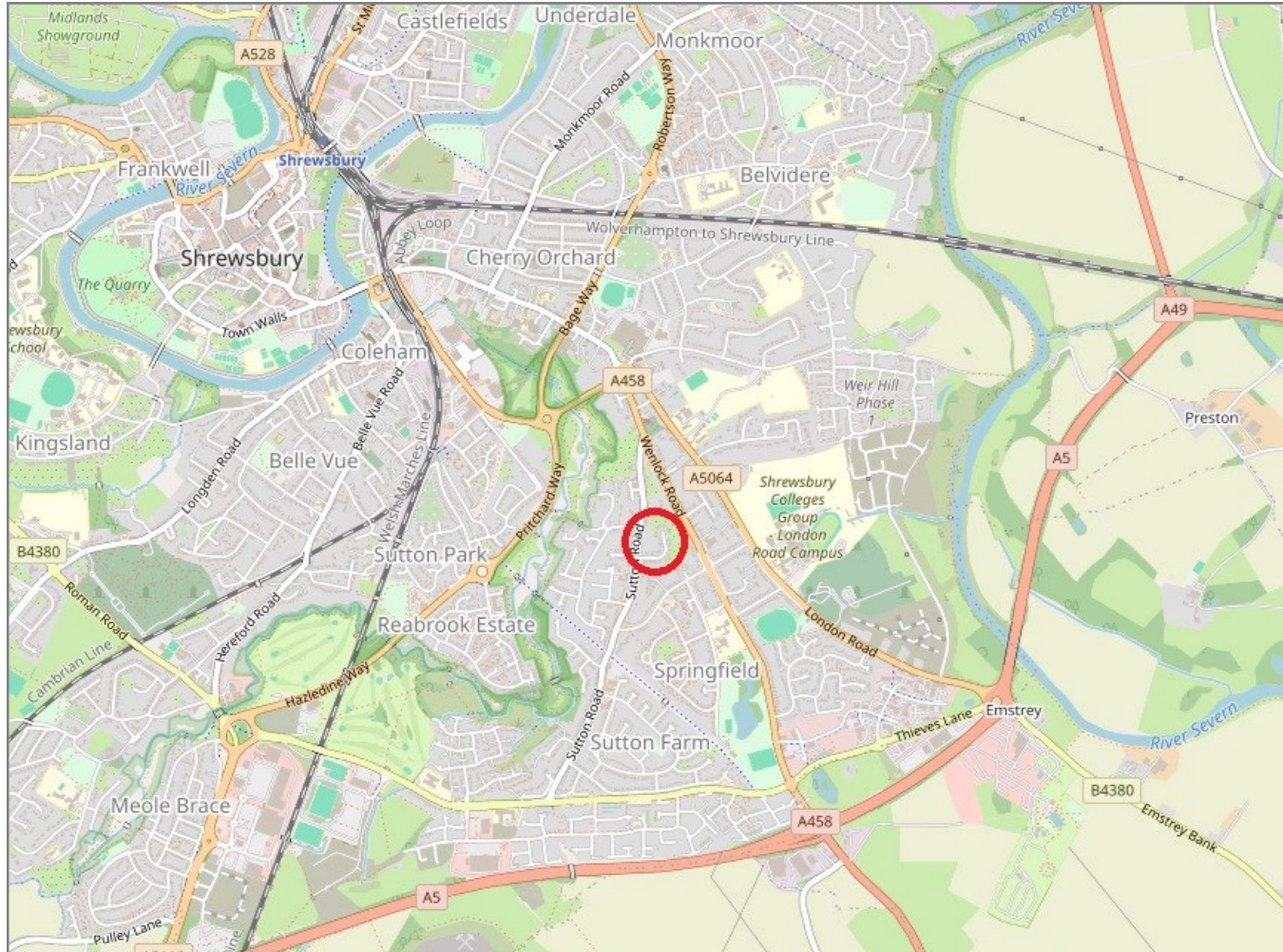
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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