



**23 Collingwood Drive, Bowbrook, Shrewsbury, SY3 5HP**

4 bedroom detached house — £375,000 Freehold

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Coopergreenpooks.co.uk

£375,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

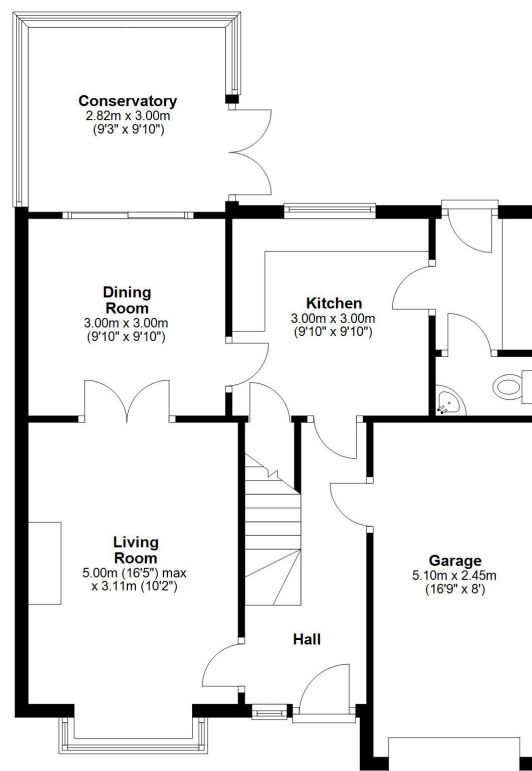
Situated on a quiet cul-de-sac within a popular residential area, this neatly presented detached family house offers very practical accommodation, with a private landscaped garden, driveway parking, and integral garage.

## KEY FEATURES

- Good sized entrance hall with natural stone tiled flooring, internal door to the garage, and turning staircase to landing
- Living room with feature fireplace, bay window to front and glazed double doors to the dining room
- The conservatory is also accessed via the dining room and opens onto the rear garden
- Well-fitted kitchen with a range of units, integrated appliances, useful under stairs pantry, and tiled flooring to match the hallway
- A very practical separate utility connects to both the cloakroom and garden
- On the first floor are four bedrooms, all having built-in wardrobes, a family bathroom and en-suite shower room to bedroom one
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with paved terraces, planted borders, established shrubs and trees, as well as two timber garden stores and gated access to side
- To the front of the property is a driveway providing parking for at least two cars, and an adjoining lawned garden
- A very quiet and convenient location, tucked away within a cul-de-sac, just a short walk from an excellent range of amenities, the Royal Shrewsbury hospital, road links via the bypass, primary and secondary schools, and less than ten minutes from the town centre
- Sold vacant with no upward chain

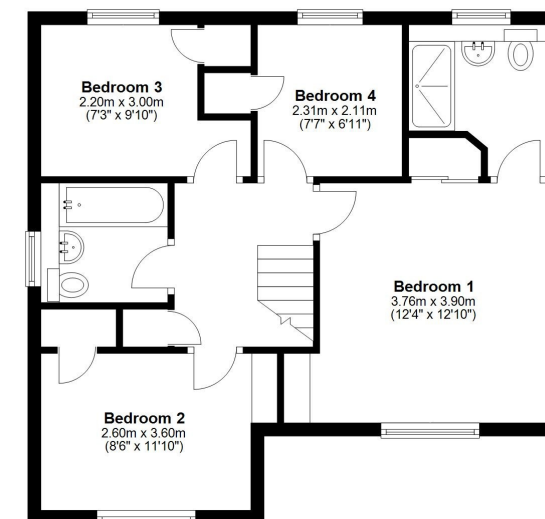
## Ground Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 119.1 sq. metres (1281.5 sq. feet)











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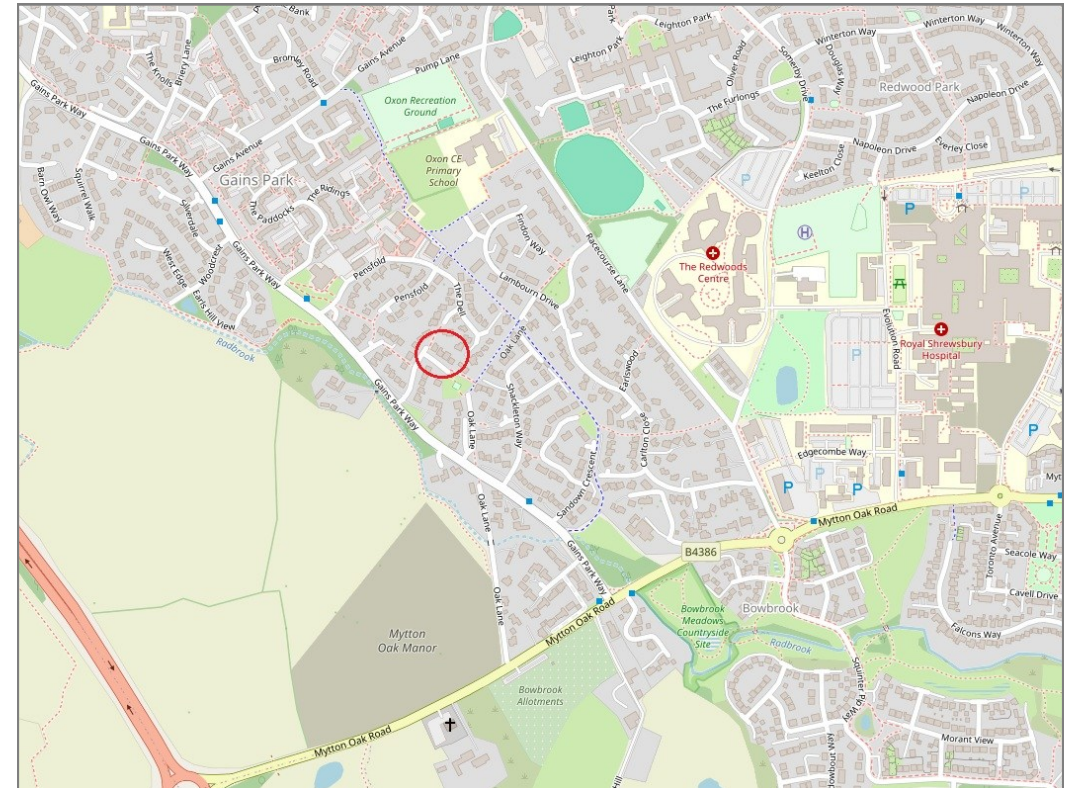
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**BOUNDARIES NOT CONFIRMED**

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

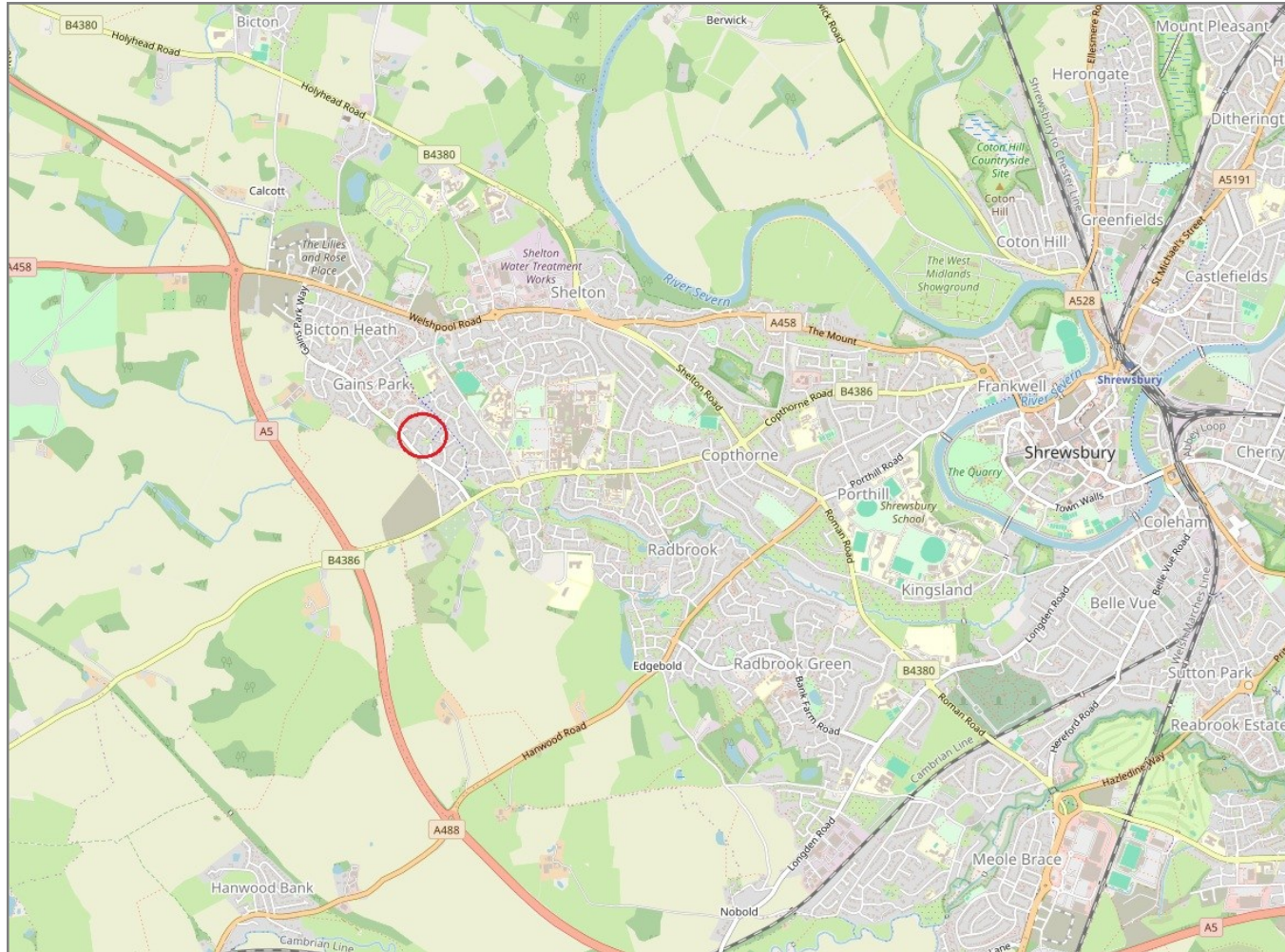
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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