


# 9 Drayton Gardens, Shrewsbury, SY2 6HG

4 bedroom semi-detached house — £382,000 Freehold

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**Coopergreenpooks**.co.uk

£382,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

**Quietly situated at the end of a cul-de-sac, backing onto a playing area, this beautifully presented semi-detached house has been extended and significantly improved to provide well-designed and versatile accommodation throughout, while benefitting from extensive driveway parking, EV charging point and a private landscaped garden.**

**KEY FEATURES**

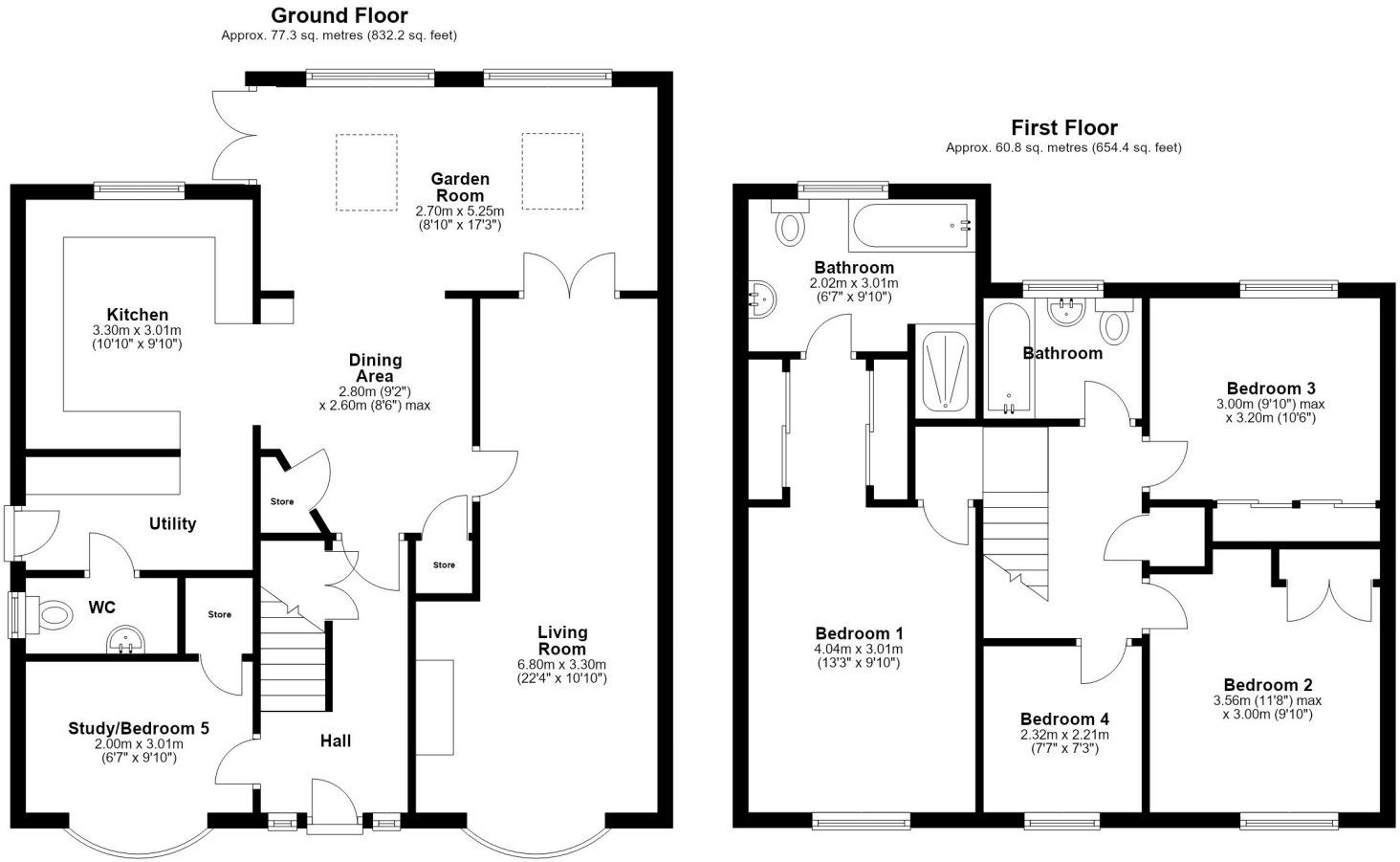
- Good sized entrance hall with useful storage and staircase to a spacious landing
- Living room with feature fireplace, bow window to front and double doors onto the garden room
- Separate dining area with built in storage, which is open plan to the re-fitted kitchen
- The garden room has two large windows, velux roof lights and glazed doors to the garden, allowing plenty of natural light throughout the ground floor as it's also open plan to the dining area
- A range of well-fitted modern units to the kitchen and utility, which has access to the cloakroom and garden
- There is also a versatile study/fifth bedroom, currently used as a home office, with storage and a bow window to front
- Impressive master bedroom with built in wardrobes leading to a large en-suite bathroom with shower
- Two further double bedrooms with built in wardrobes, a single bedroom and well-appointed family bathroom
- Recently installed double glazed windows, gas fired central heating, and solar panels with three storage batteries in the loft
- Very private landscaped rear garden, laid to lawn with paved terraces and a good sized timber store. The garden extends to the side of the property where there is an additional covered terrace
- To the front of the property is an extensive block paved driveway providing parking for up to five cars. There is also an EV charging point
- This property has been significantly improved by the current owners, including replacement windows and doors, enhancing the interior layout, re-fitted kitchen and bathrooms, purchased solar panels and batteries, re-surfaced driveway, landscaping of the garden and re-building of the garden room
- A quiet and convenient location, just a short distance from Sutton Farm's excellent amenities, road links, Meole Brace retail park and less than two miles from the town centre

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Total area: approx. 138.1 sq. metres (1486.5 sq. feet)




















WELCOME



























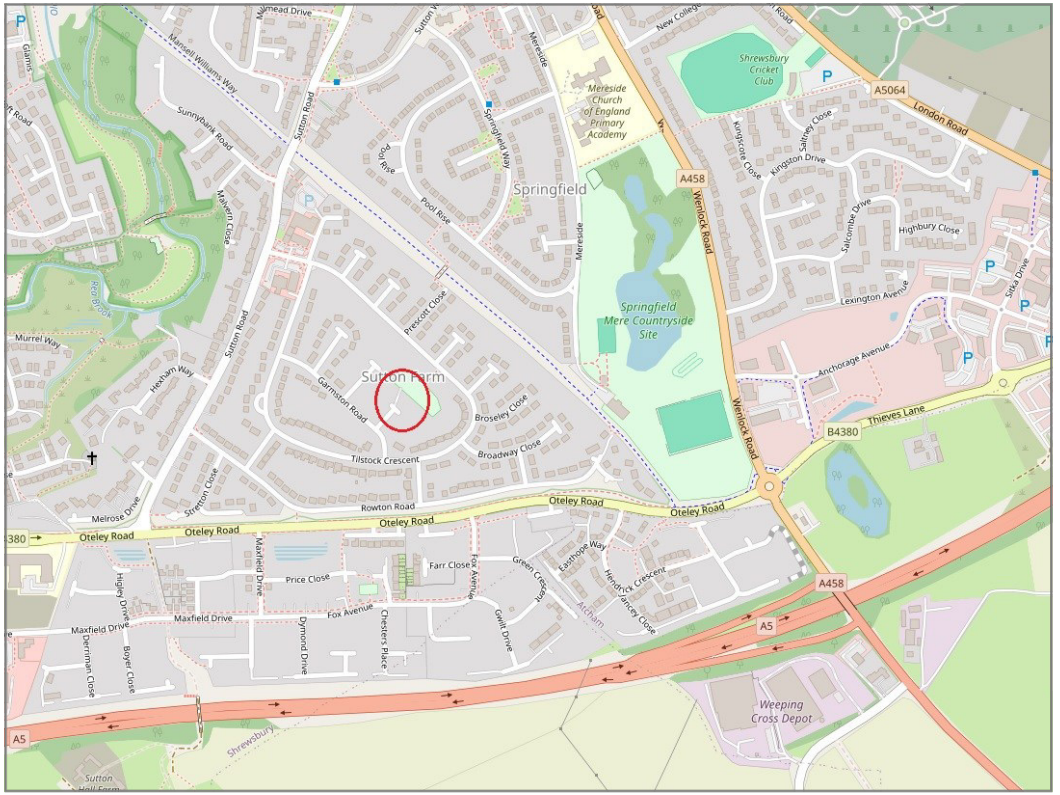

SECRET
GARDEN

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**BOUNDARIES NOT CONFIRMED**

| | |
|---|---|
| Tenure | **Freehold** |
| Local Authority | **Shropshire Council** |
| Council Tax | **Band C** |
| EPC Band | **Band B** |
| Services | **All mains services are connected** |


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.

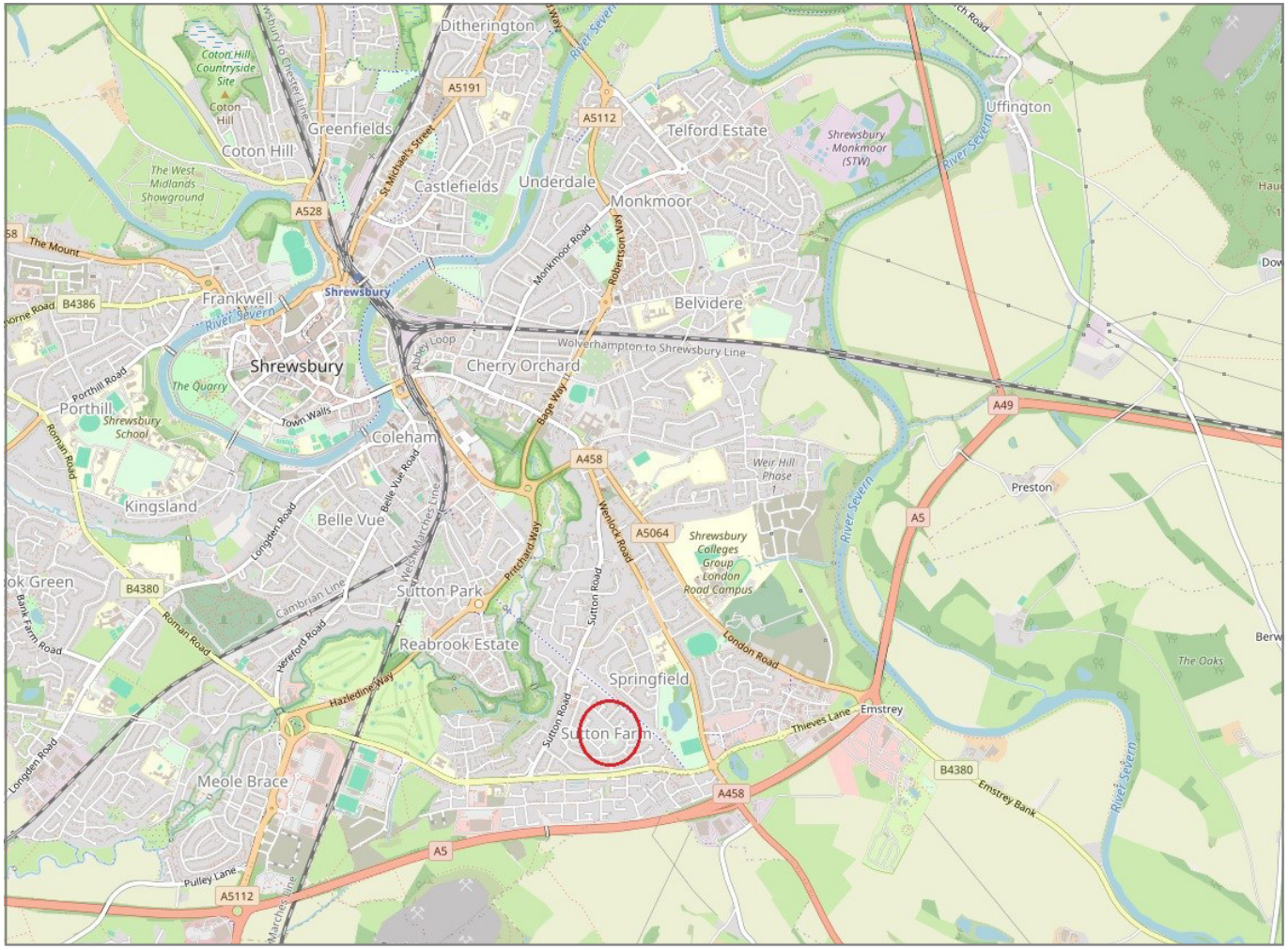
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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