



55 Ellesmere Road, Shrewsbury, SY1 2QR

3 bedroom terrace house—£259,500 Freehold

55 Ellesmere Road, Shrewsbury, SY1 2QR

£259,500 Freehold—3 bedroom terrace house

sales@cgpooks.co.uk

This individual and attractively modernised terraced house offers spacious and well-designed accommodation over four floors, while benefitting from a good sized rear garden and private off street parking.

KEY FEATURES

- Entrance hall opening to two reception rooms on the ground floor, with windows to front and rear, and the living room having a feature fireplace
- On the lower ground floor is a re-fitted kitchen with exposed brick fireplace and plenty of storage
- Separate utility with access to the cloakroom and garden
- There are two bedrooms, one double and a single, as well as a large family bathroom with shower on the first floor
- A further staircase leads to an additional double bedroom with velux roof lights, built in storage and air conditioning unit
- Double glazed windows and gas fired central heating
- Lovely private garden, laid to lawn with planted borders and paved terrace
- The private parking space is accessed off a lane running behind the row of terraces, offering parking for at least one car
- A superb location, just a short walk from Greenfield's Primary School, the train station and town centre, while also benefitting from a lovely green outlook to the rear

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

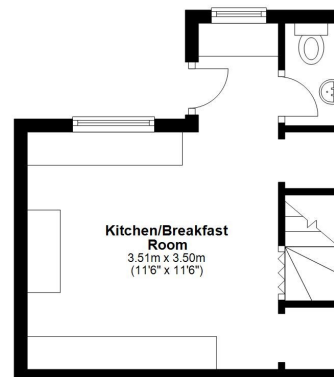
www.cgpooks.co.uk
sales@cgpooks.co.uk



Coopergreenpooks.co.uk

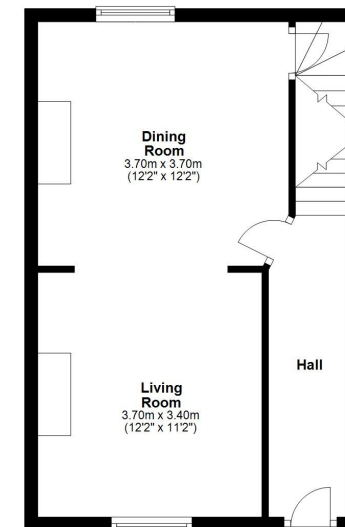
Lower Ground Floor

Approx. 20.4 sq. metres (219.5 sq. feet)



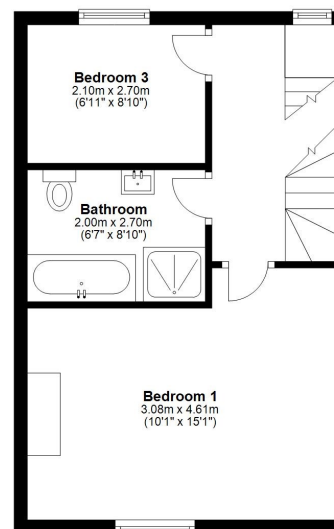
Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



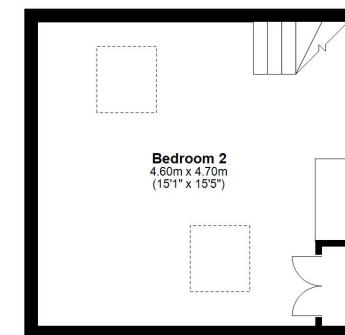
First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 112.6 sq. metres (1212.5 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.



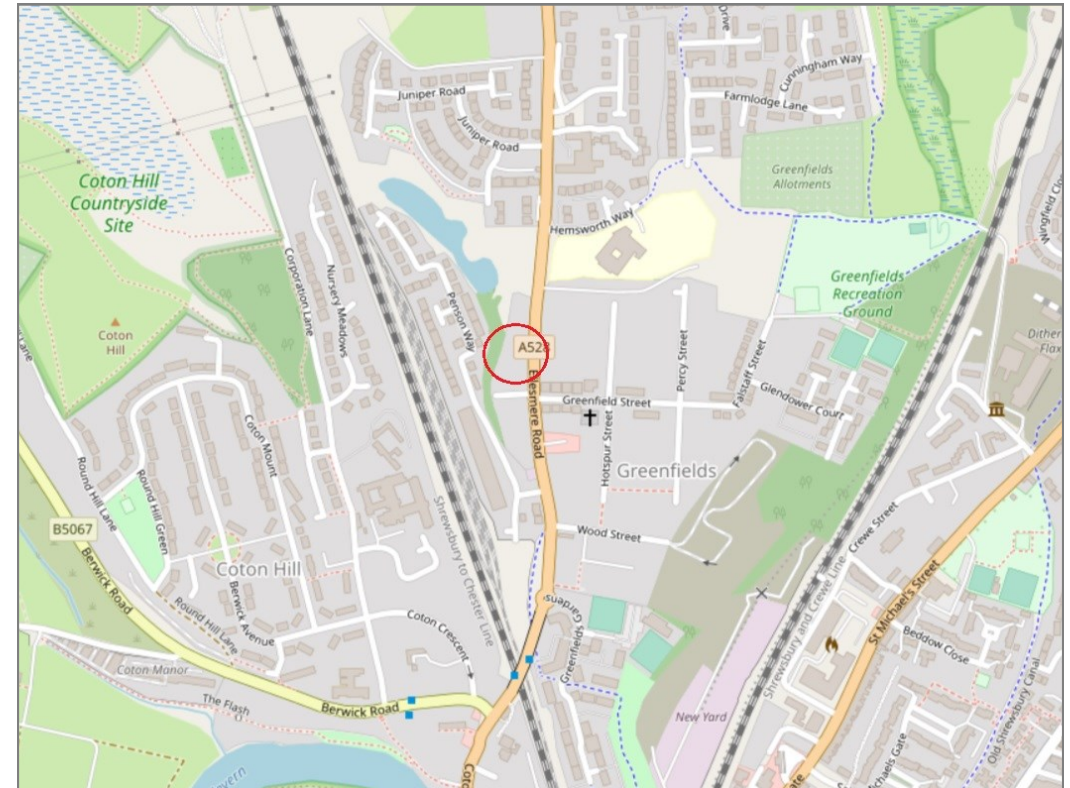
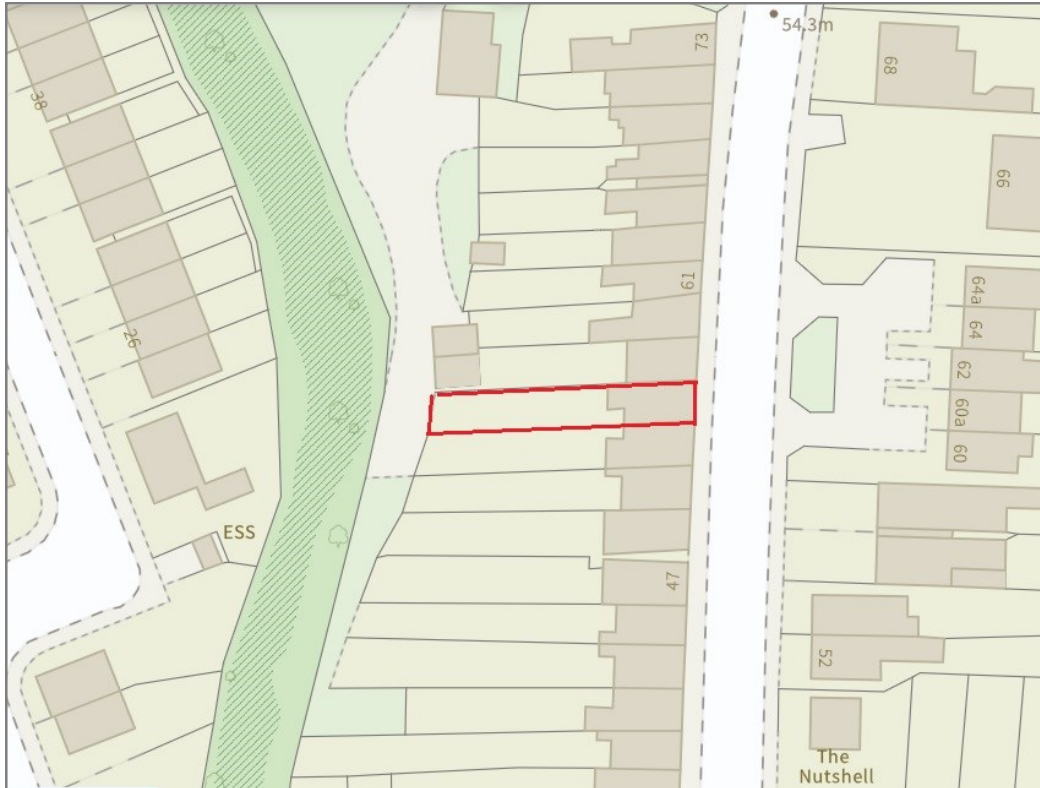




55 Ellesmere Road, Shrewsbury, SY1 2QR

£259,500 Freehold—3 bedroom terrace house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	D
Services	All mains services are connected

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



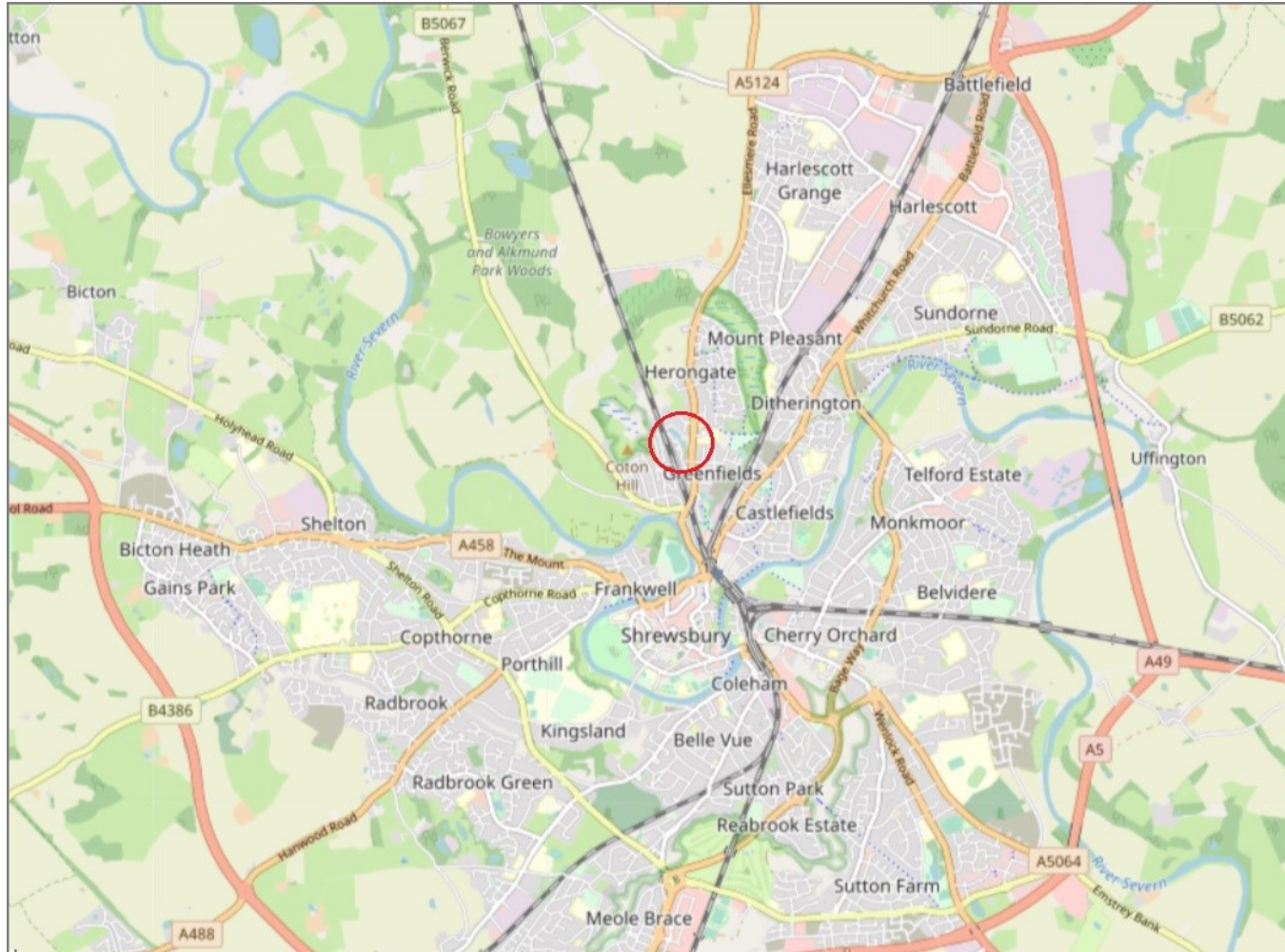
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

55 Ellesmere Road, Shrewsbury, SY1 2QR

Coopergreenpooks.co.uk

£259,500 Freehold—3 bedroom terrace 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.