



12 The Engine Shed, Benbow Quay, Shrewsbury, SY1 2DL

3 bedroom terrace house—£299,995 Leasehold

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sales@cgpooks.co.uk

An impressive 3 storey house which has been imaginatively converted to a high standard, incorporating many attractive and unique features. The property also benefits from a private parking space whilst being located in a quiet and convenient position, just a short walk from the town centre.

KEY FEATURES

- Hall with utility and cloakroom
- Spacious living room with feature double height ceiling and windows
- Staircase to first floor landing/hall and separate mezzanine level providing dining area and fitted kitchen
- Second floor landing, storage and 3 good sized bedrooms, 2 with built in wardrobes
- En-suite shower room to main bedroom and further bathroom
- Double glazed windows and electric heating
- Private parking space
- Enclosed private lawned garden to front, with paved patio area
- Very attractive Grade II listed building built in 1841 in a quiet and convenient location
- Few minutes walk from railway station and town centre
- Vacant with no upward chain

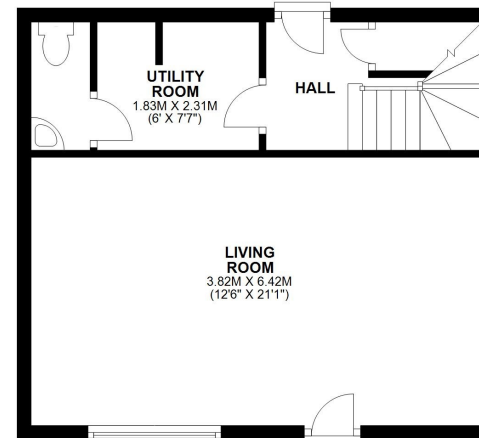
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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

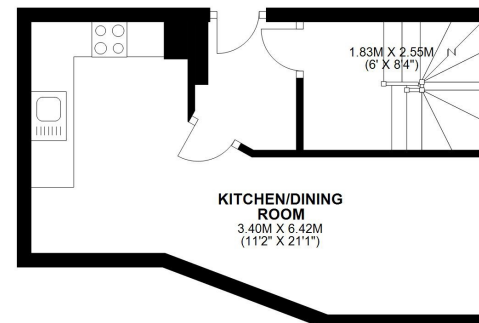


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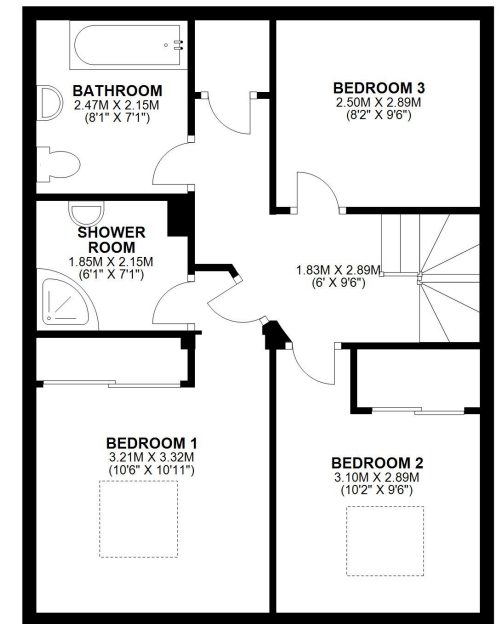
GROUND FLOOR
APPROX. 36.9 SQ. METRES (397.2 SQ. FEET)



FIRST FLOOR/MEZZANINE
APPROX. 24.1 SQ. METRES (259.3 SQ. FEET)



SECOND FLOOR
APPROX. 4.5 SQ. METRES (48.3 SQ. FEET)



TOTAL AREA: APPROX. 60.5 SQ. METRES (651.2 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.





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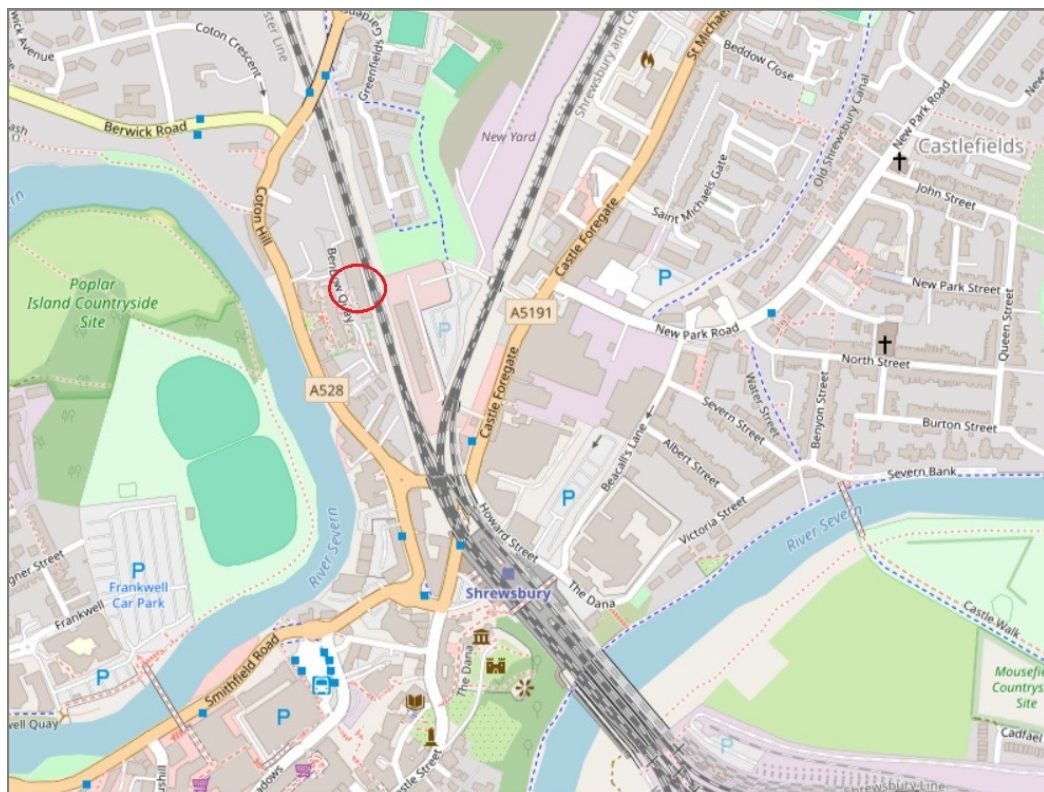
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	Mains water, electricity and drainage 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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