



**6 Coracle Way, The Old Meadow, Shrewsbury, SY2 6AT**

4 bedroom townhouse — £475,000 Freehold

£475,000 Freehold—4 bedroom townhouse

sales@cgpooks.co.uk

**This impressive modern 3 storey town house provides superb accommodation which has been recently upgraded to a high standard. The property is well situated in the gated and attractively designed Riverside Meadow development, set within beautifully landscaped communal gardens overlooking the River Severn and just a few minutes' walk from the town centre.**

### KEY FEATURES

- Very well designed and light interior with lovely outlook
- Good sized hall with built in storage, wood effect flooring and cloakroom
- Stylish re-fitted kitchen/dining room with tiled flooring and integrated appliances. There are also glazed double doors opening to the rear garden
- Staircase from hall to first floor landing where there is an additional cloakroom and a lovely living room with window and glazed double doors opening onto a large balcony from which there are stunning views of the river and town centre. Also on the first floor is an impressive main bedroom with dressing area and further balcony, as well as an en-suite shower room
- On the second floor there are 3 further bedrooms, one of which has an en-suite shower room and there is also a family bathroom
- Double glazed windows and gas fired central heating
- Block paved driveway to front providing parking for 2 cars and access to an integral garage, which also has an internal door connecting to the entrance hall
- Private rear garden and covered paved terrace, enclosed by mature hedging with direct gated access to the communal gardens and river walks
- Fantastic location, just a stones throw from the town centre, beautiful river walks and lots of varied amenities including bars and restaurants.

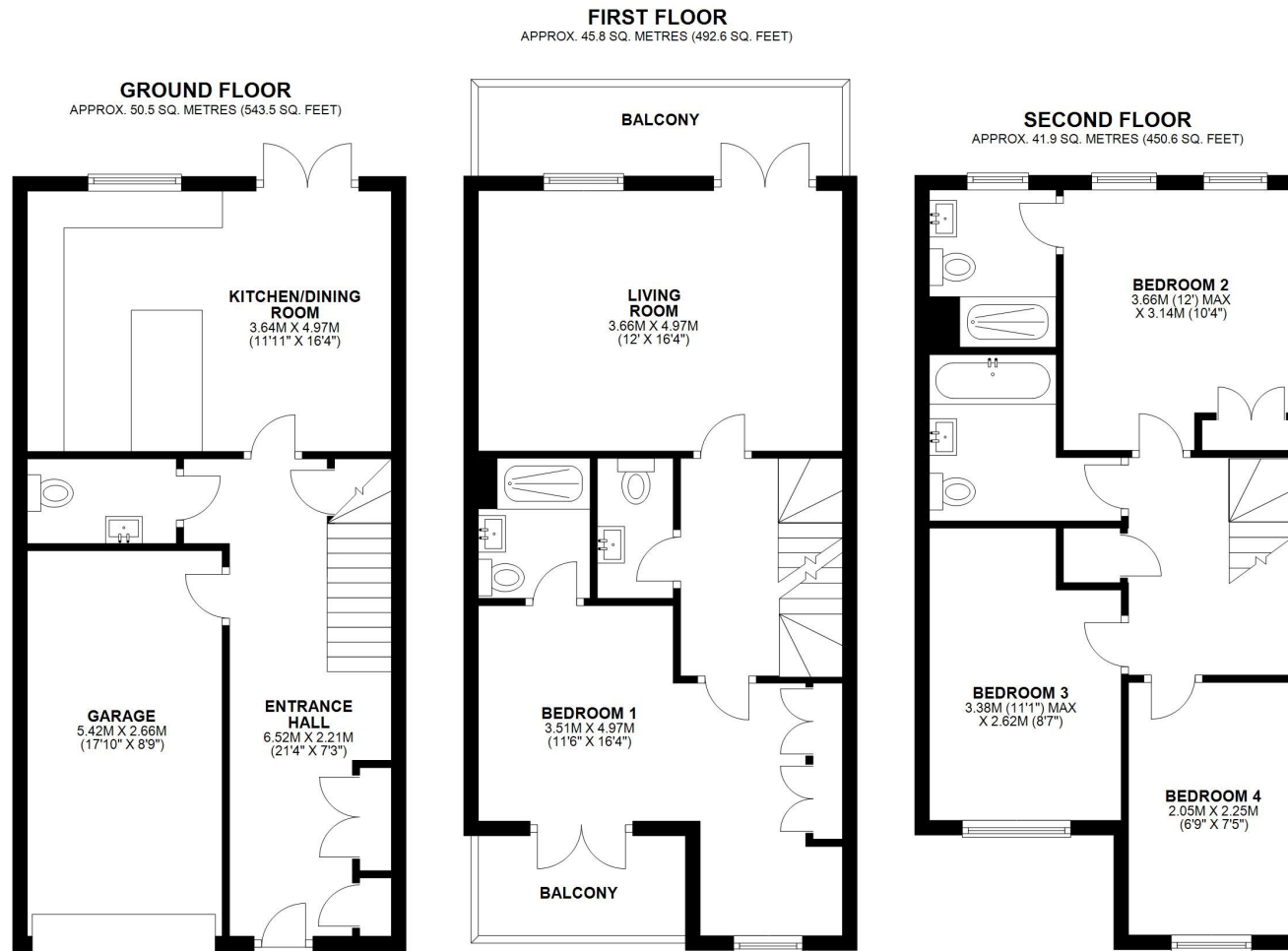
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SY1 1QF

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TOTAL AREA: APPROX. 138.1 SQ. METRES (1486.7 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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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

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



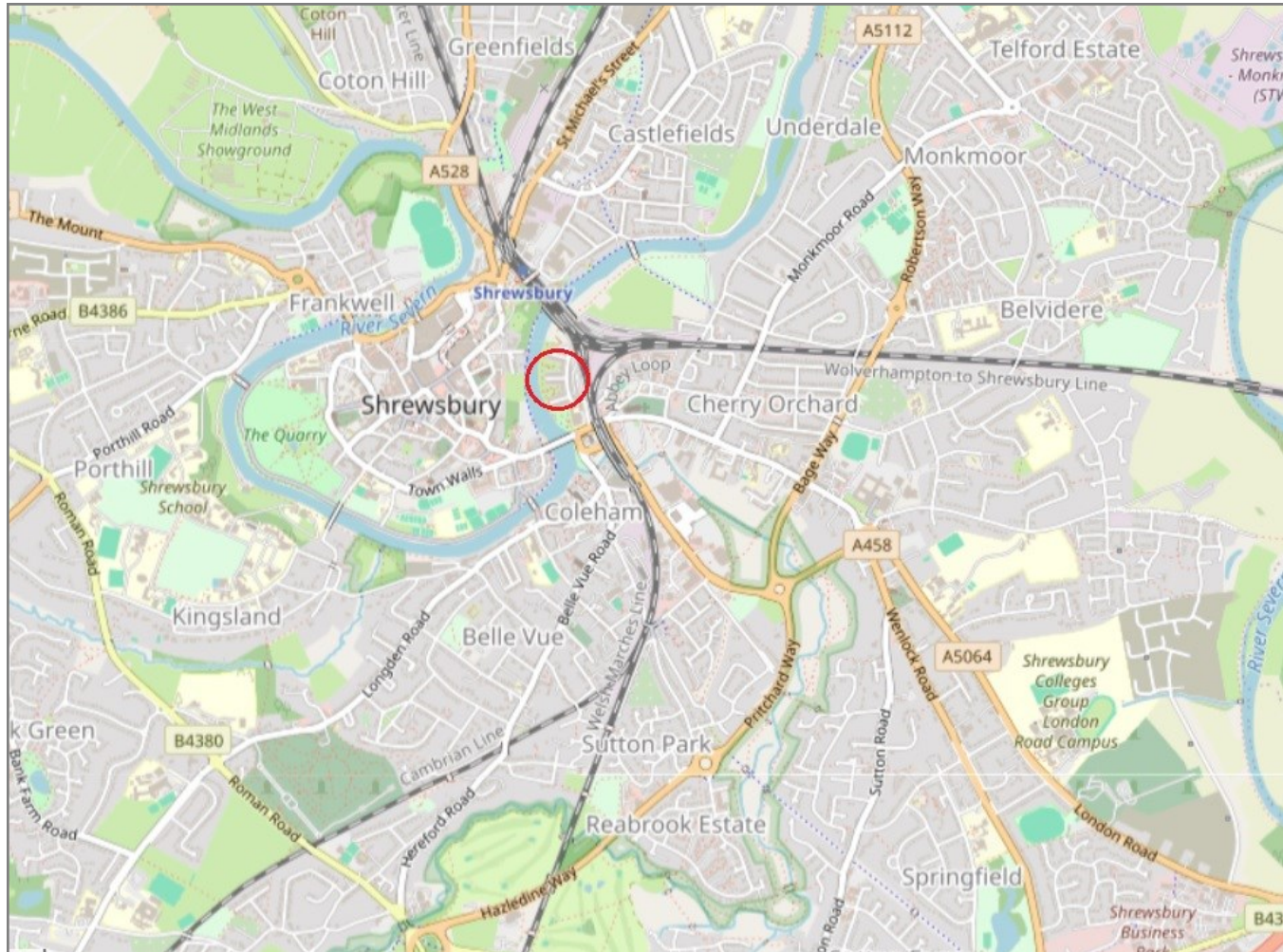
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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