



**73 Severn Way, Cressage, Shrewsbury, SY5 6DS**

2 bedroom detached bungalow — £289,950 Freehold

## 73 Severn Way, Cressage, Shrewsbury, SY5 6DS

£289,950 Freehold — 2 bedroom detached bungalow

sales@cgpooks.co.uk

This well-presented and thoughtfully designed detached bungalow has been improved to provide spacious and practical accommodation, while benefitting from landscaped gardens, private driveway and garage, as well as a lovely outlook over adjoining playing fields.

### KEY FEATURES

- Good sized entrance hall with useful storage
- Living room with feature fireplace and glazed doors opening to the garden
- Fitted kitchen, with windows to two elevations and access to rear
- Two double bedrooms and a re-fitted shower room
- uPVC double glazed windows and LPG gas fired central heating
- Landscaped private rear garden, paved and gravelled for easy maintenance, with useful timber store and pergola
- Driveway to front, which has been extended to provide plenty of parking
- Single garage with access to both the front and rear. There is also gated access to the other side of the bungalow for bins etc.
- This property occupies a very quiet and convenient location, a short walk from the local primary school, village shop and playing fields, as well as being just a 15 minute drive from Shrewsbury

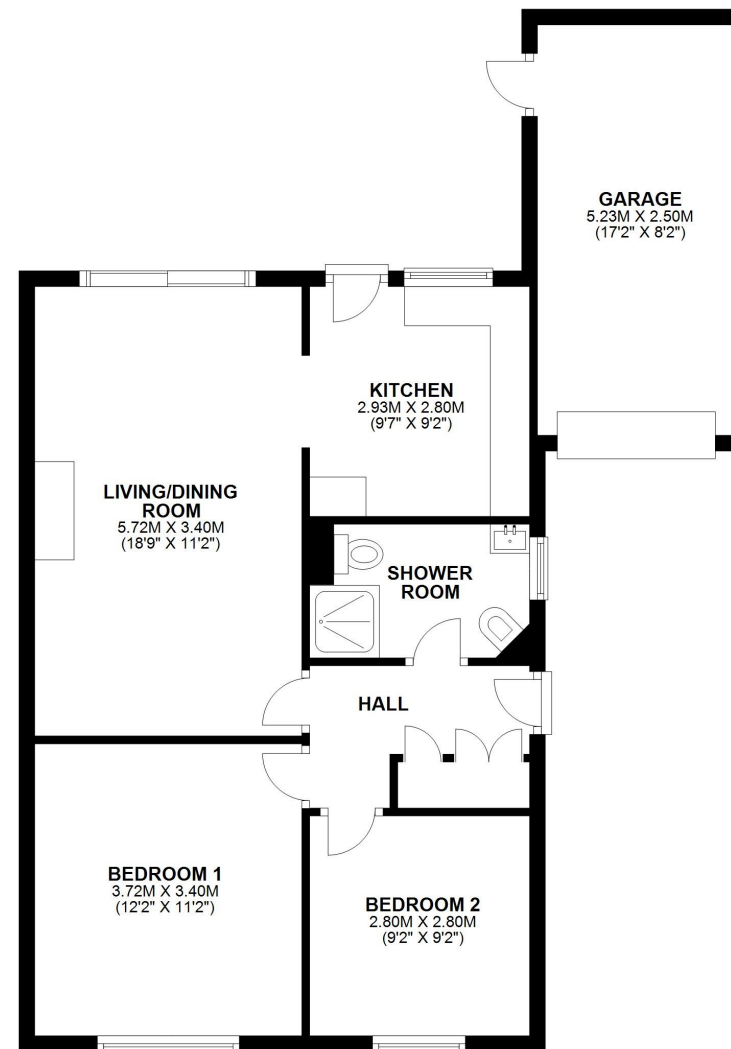
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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



Coopergreenpooks.co.uk

**GROUND FLOOR**  
APPROX. 73.4 SQ. METRES (789.6 SQ. FEET)



TOTAL AREA: APPROX. 73.4 SQ. METRES (789.6 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.

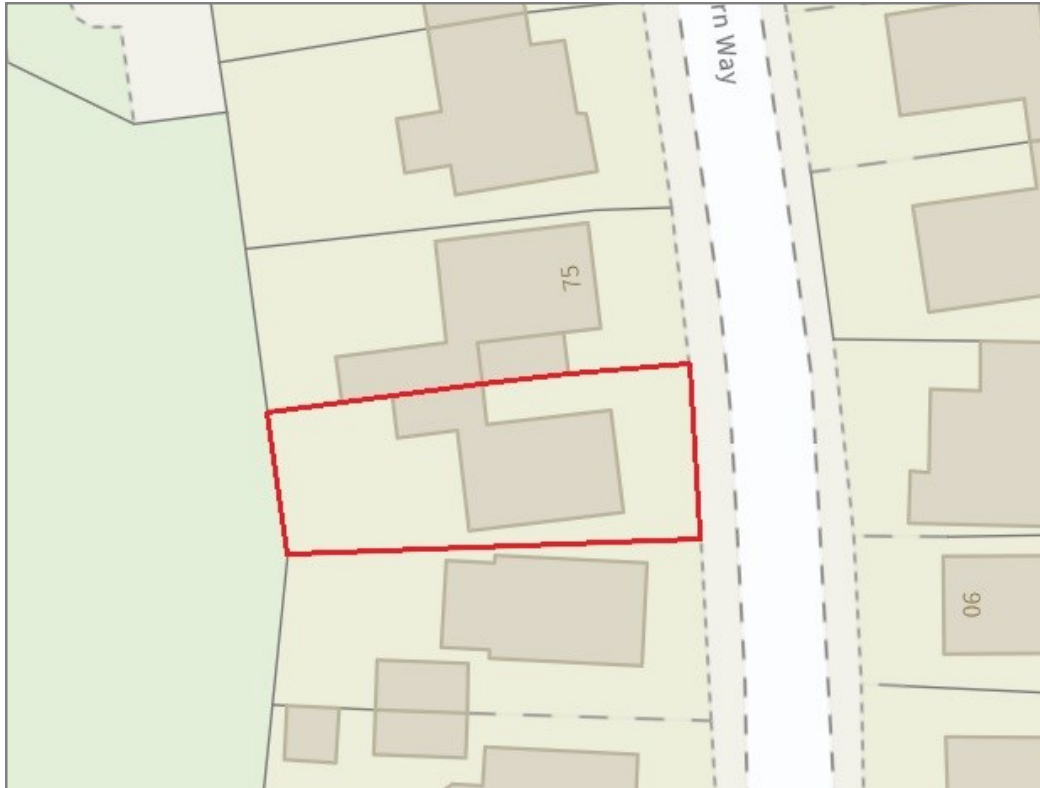




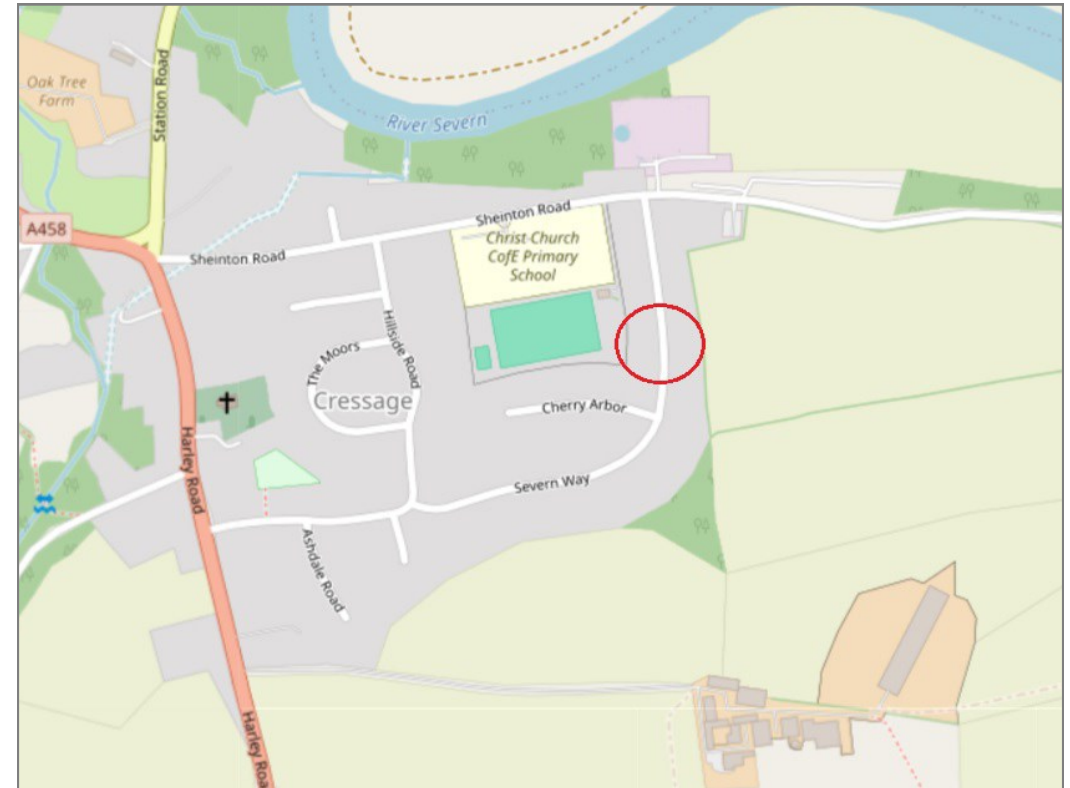


# 73 Severn Way, Cressage, Shrewsbury, SY5 6DS

£289,950 Freehold — 2 bedroom detached bungalow  
sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band F</b>
Services	<b>Mains electricity, water and drainage are connected</b>

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



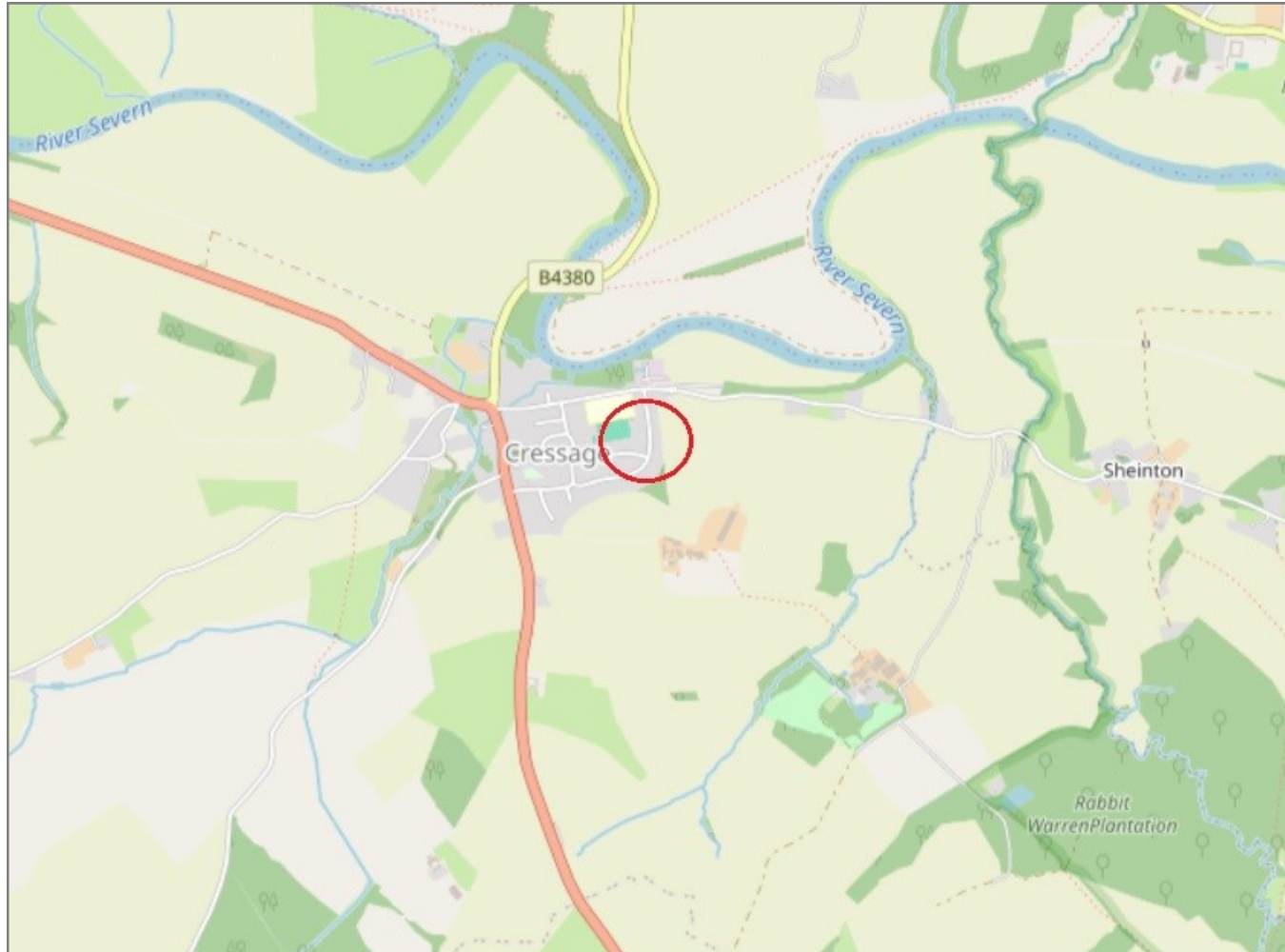
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 73 Severn Way, Cressage, Shrewsbury, SY5 6DS

Coopergreenpooks.co.uk

£289,950 Freehold — 2 bedroom detached bungalow

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.