



**63 Abbots Road, Shrewsbury, SY2 5QG**

4 bedroom terraced house — £240,000 Freehold

# 63 Abbots Road, Shrewsbury, SY2 5QG

Coopergreenpooks.co.uk

£240,000 Freehold — 4 bedroom terraced house

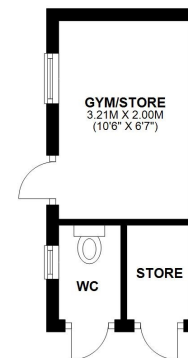
sales@cgpooks.co.uk

This traditional terraced house offers well-proportioned and very practical accommodation, while benefitting from a good sized rear garden and private driveway. The property is located within a popular residential area, a short distance from some excellent local amenities, a choice of primary schools and Belvidere Secondary school, as well as being less than two miles from the town centre.

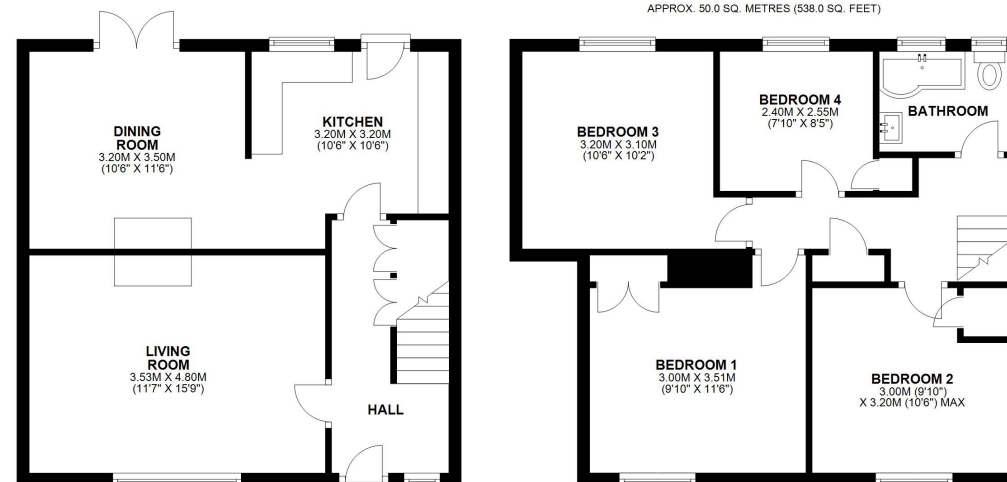
## KEY FEATURES

- Entrance hall with useful under stairs storage and staircase to spacious landing
- Living room with feature open fireplace and large window to front
- Fitted kitchen with space for appliances and access to rear, opening to a separate dining room which has glazed double doors onto the garden
- Three double bedrooms, two of which have built in wardrobes
- A further generous single bedroom, also having a built in wardrobe, and well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating via a modern combi boiler (replaced in 2018)
- The loft is fully boarded and lends itself to being converted into further accommodation if required
- Impressive private rear garden, laid to lawn with large Indian stone paved terrace, planted borders and access to side
- There is also a sizeable timber garden store as well as brick outbuildings comprising a WC, store and gym/store which has power and lighting and could easily be converted into a home office/studio
- This property offers fantastic family accommodation, having plenty of space both inside and out with potential for further development

**GROUND FLOOR**  
APPROX. 56.7 SQ. METRES (610.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 50.0 SQ. METRES (538.0 SQ. FEET)



TOTAL AREA: APPROX. 106.7 SQ. METRES (1148.2 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.





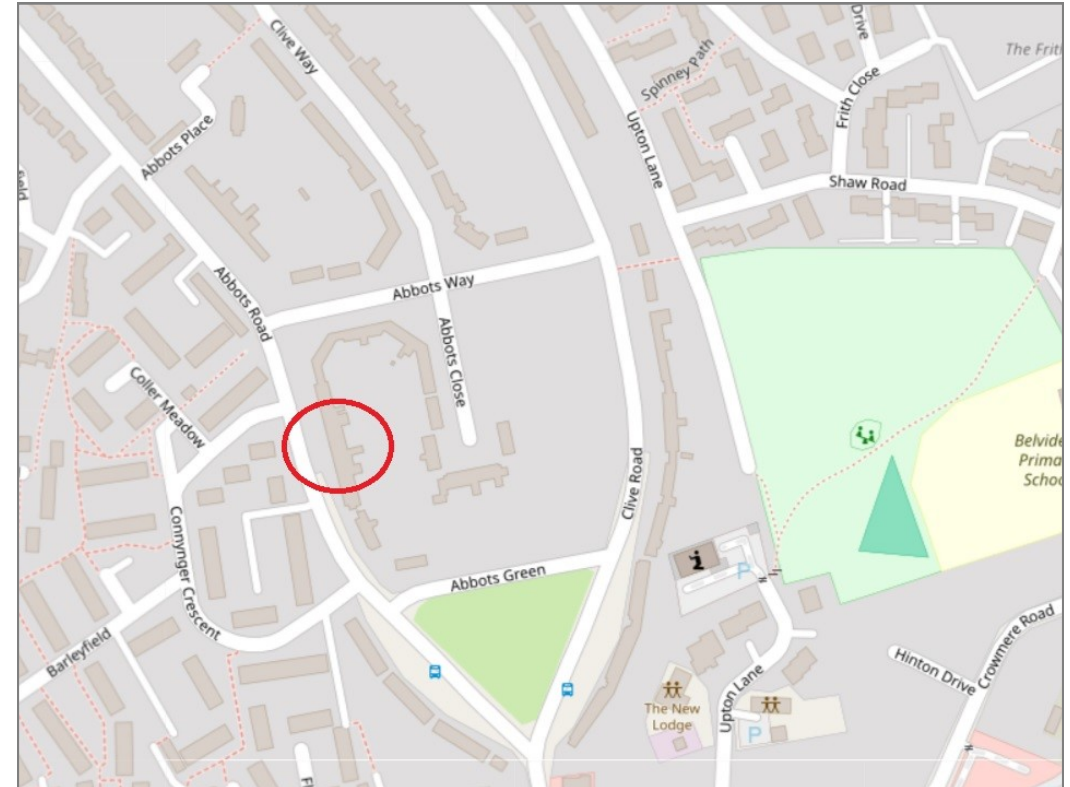




# 63 Abbots Road, Shrewsbury, SY2 5QG

£240,000 Freehold — 4 bedroom terraced house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

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

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



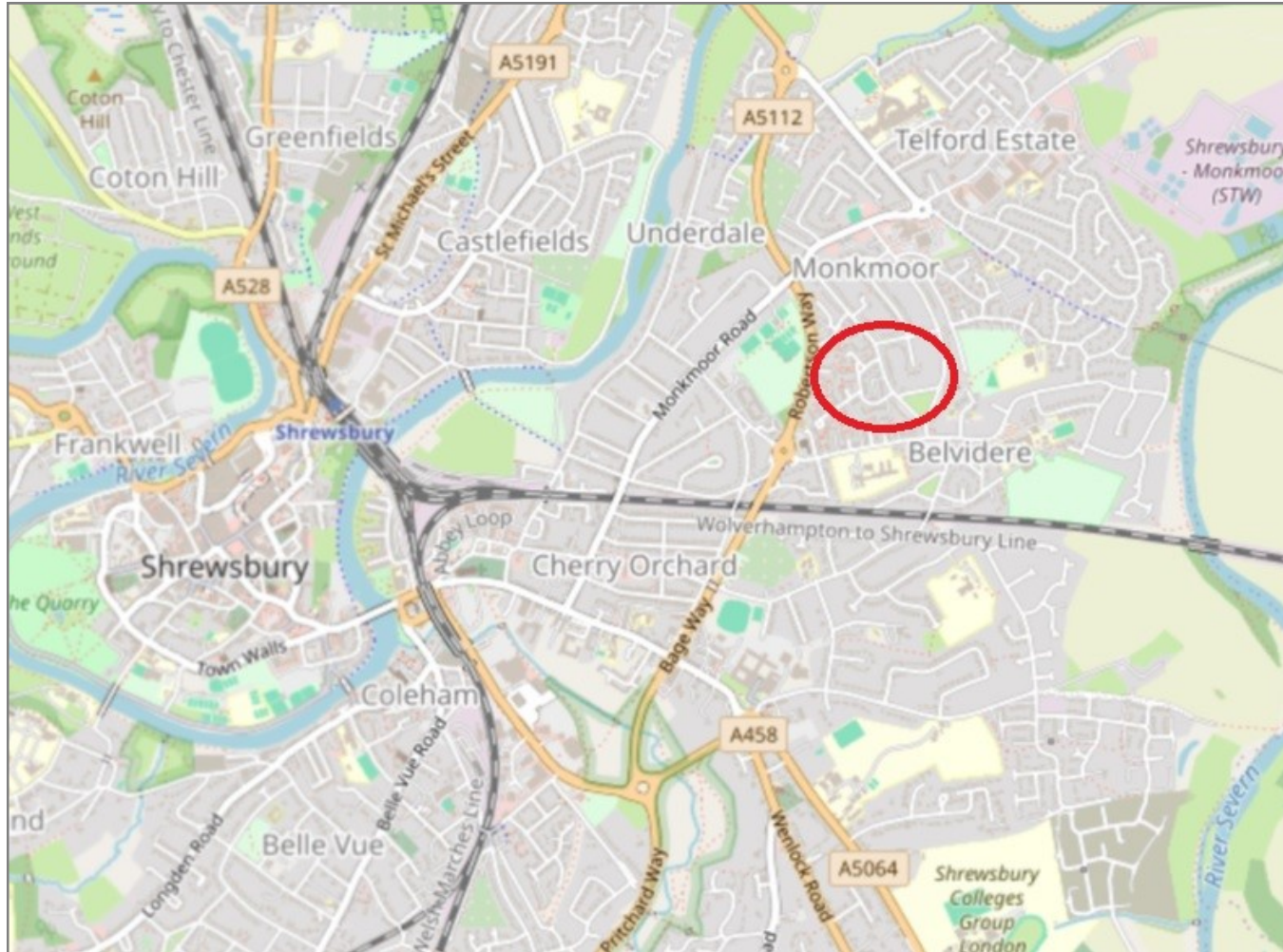
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 63 Abbots Road, Shrewsbury, SY2 5QG

Coopergreenpooks.co.uk

£240,000 Freehold — 4 bedroom terraced 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.