



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

4 bedroom terraced house — £220,000 Freehold



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Coopergreenpooks.co.uk

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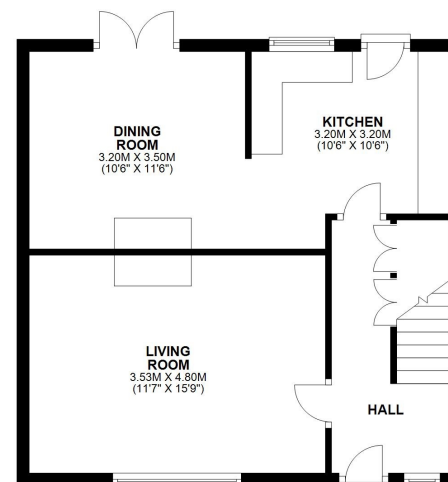
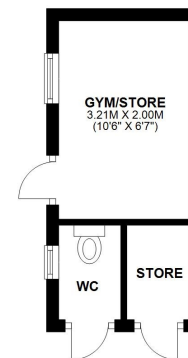
sales@cgpooks.co.uk

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.













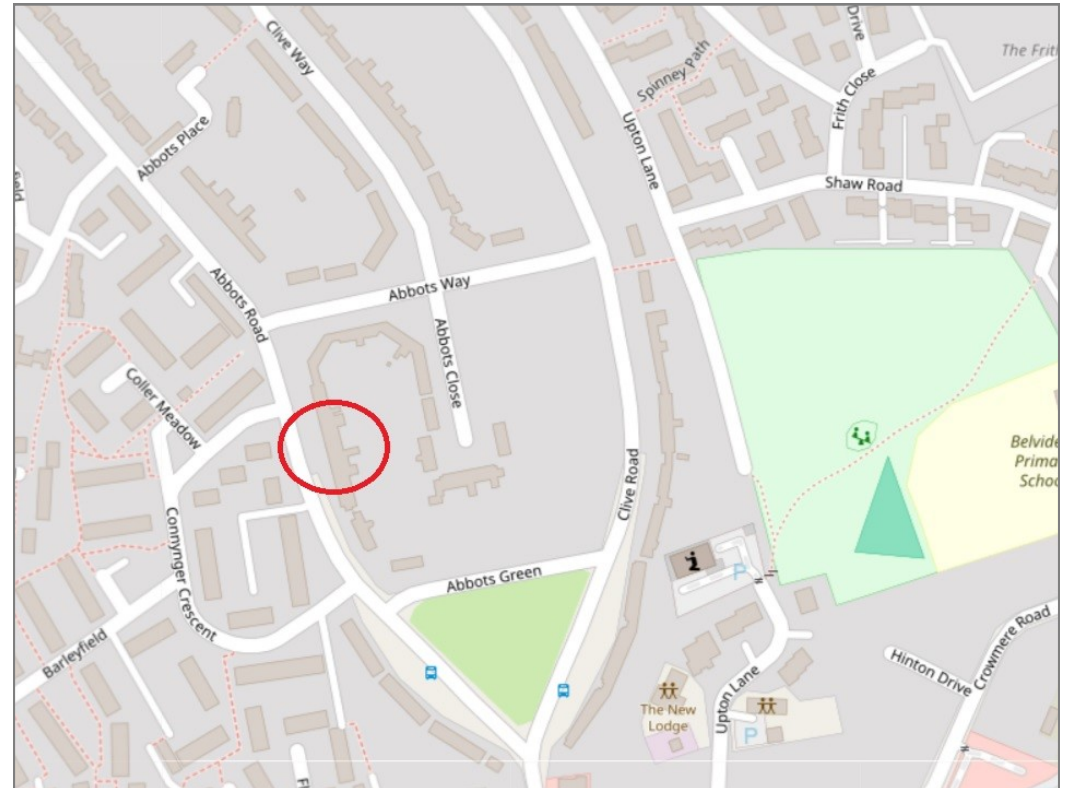




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BOUNDARIES NOT CONFIRMED

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**



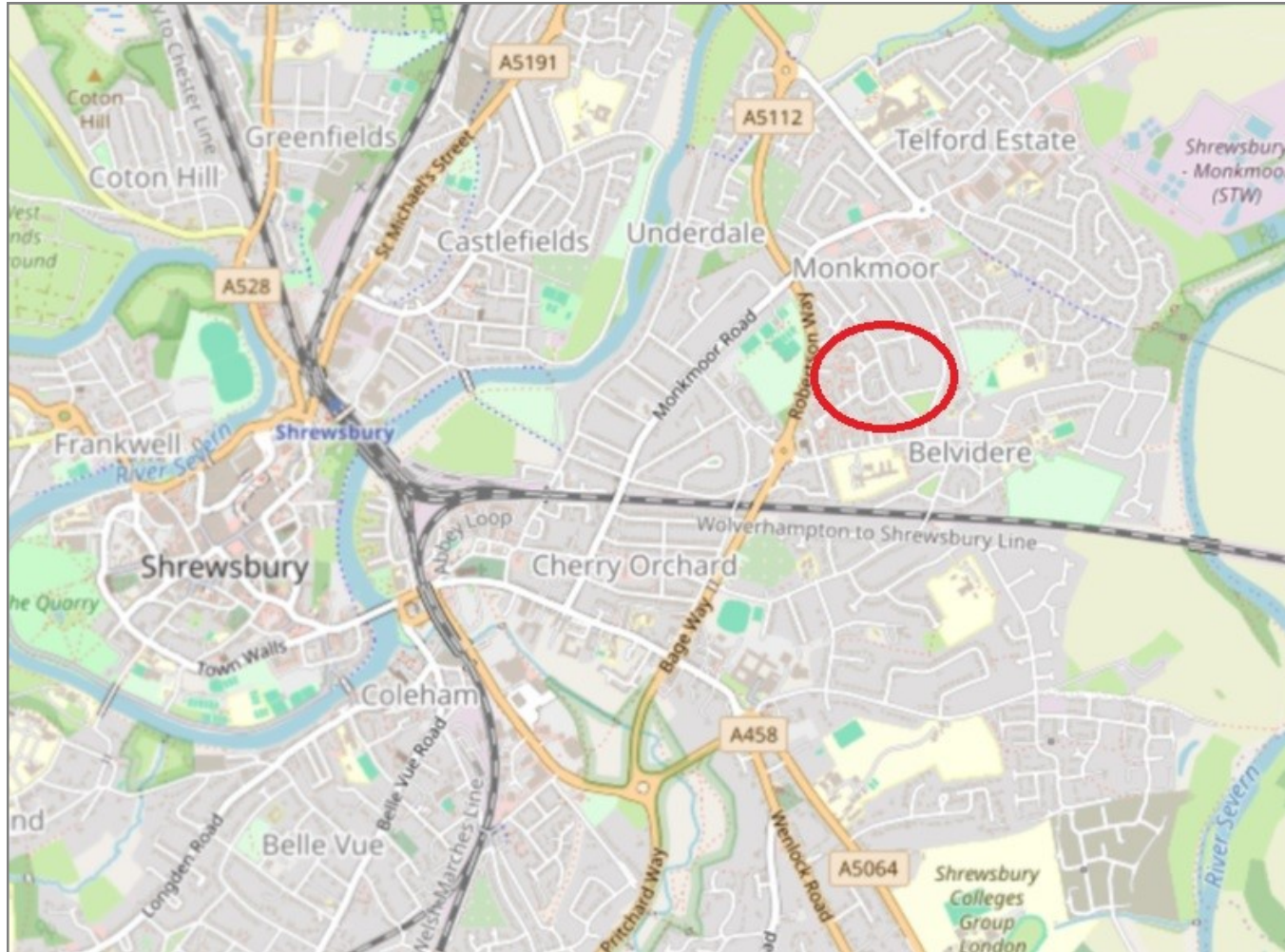
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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