



132 Longden Road, Shrewsbury, SY3 7HT

2 bedroom terraced house — £225,000 Freehold

132 Longden Road, Shrewsbury, SY3 7HT

£225,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

A beautifully presented terraced cottage of character, benefiting from a large private rear garden backing on to the Kingsland Valley conservation area. The property is conveniently located within this popular residential area, a short distance from Coleham's excellent range of amenities, the Quarry Park and town centre.

KEY FEATURES

- Living room with fireplace and wood burning stove, opening to dining room, both with feature exposed beams
- Fitted kitchen with space for appliances and access to rear garden
- Bathroom/shower room and useful storage cupboard
- Two good sized bedrooms with views to front and rear
- Gas fired central heating via a recently replaced combi boiler
- Extensive private rear gardens with large patio, various paved and lawned areas, backing on to the impressive Kingsland Valley
- The current owner has a parking space a few doors up, which is on licence for approx. £500 PA and could be passed onto the new owner
- Sold with no upward chain
- Agents note: photos used were taken during the summer of 2020, although the property has not changed since then

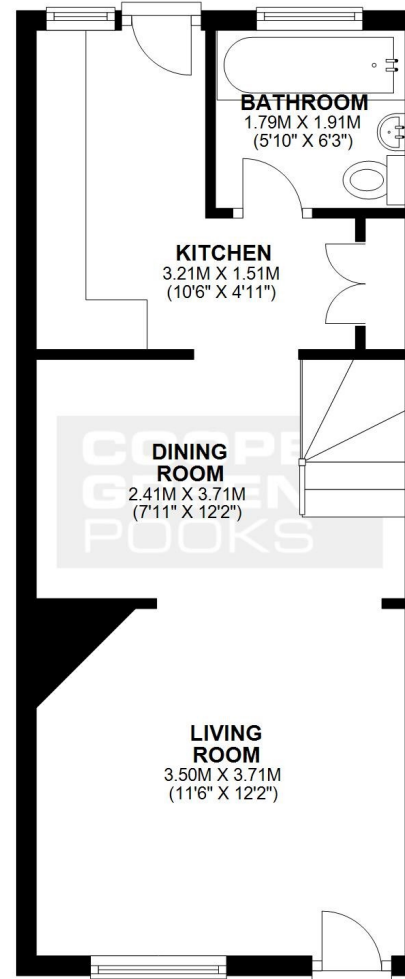
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Coopergreenpooks.co.uk

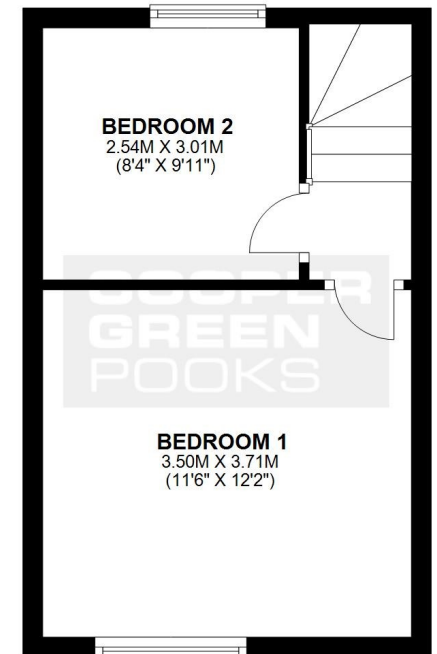
GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.2 SQ. FEET)



FIRST FLOOR

APPROX. 22.7 SQ. METRES (244.0 SQ. FEET)



TOTAL AREA: APPROX. 57.2 SQ. METRES (616.2 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.





132 Longden Road, Shrewsbury, SY3 7HT

£225,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

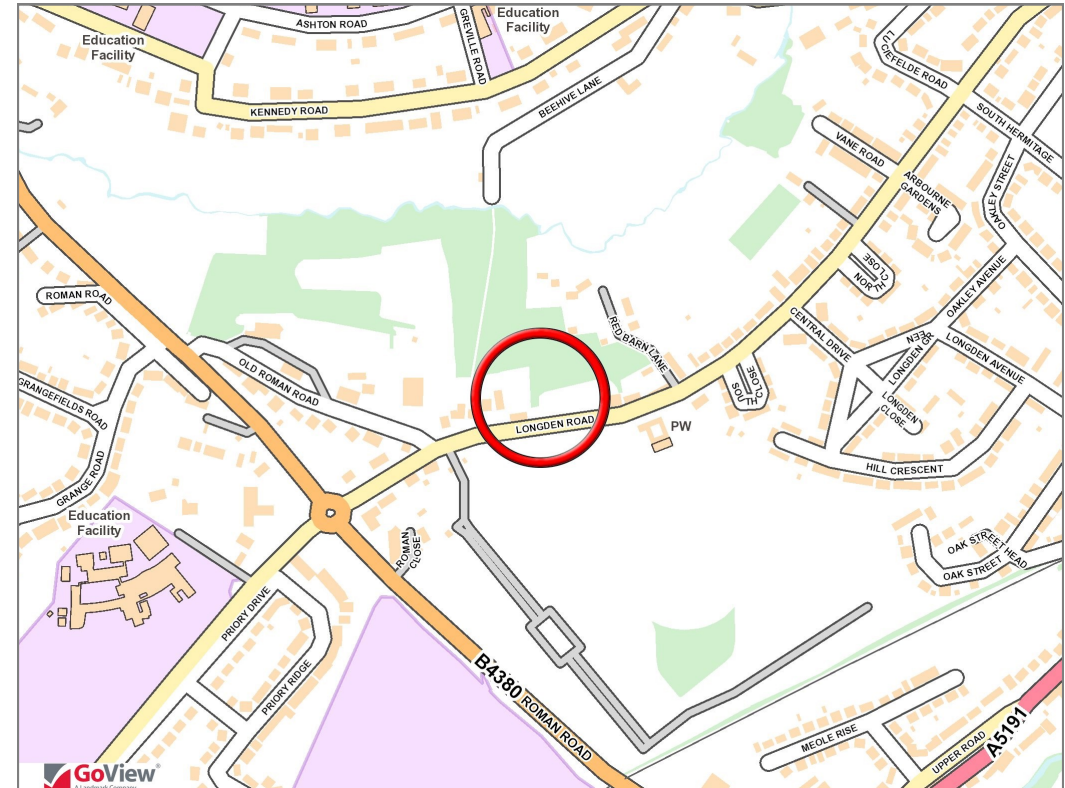
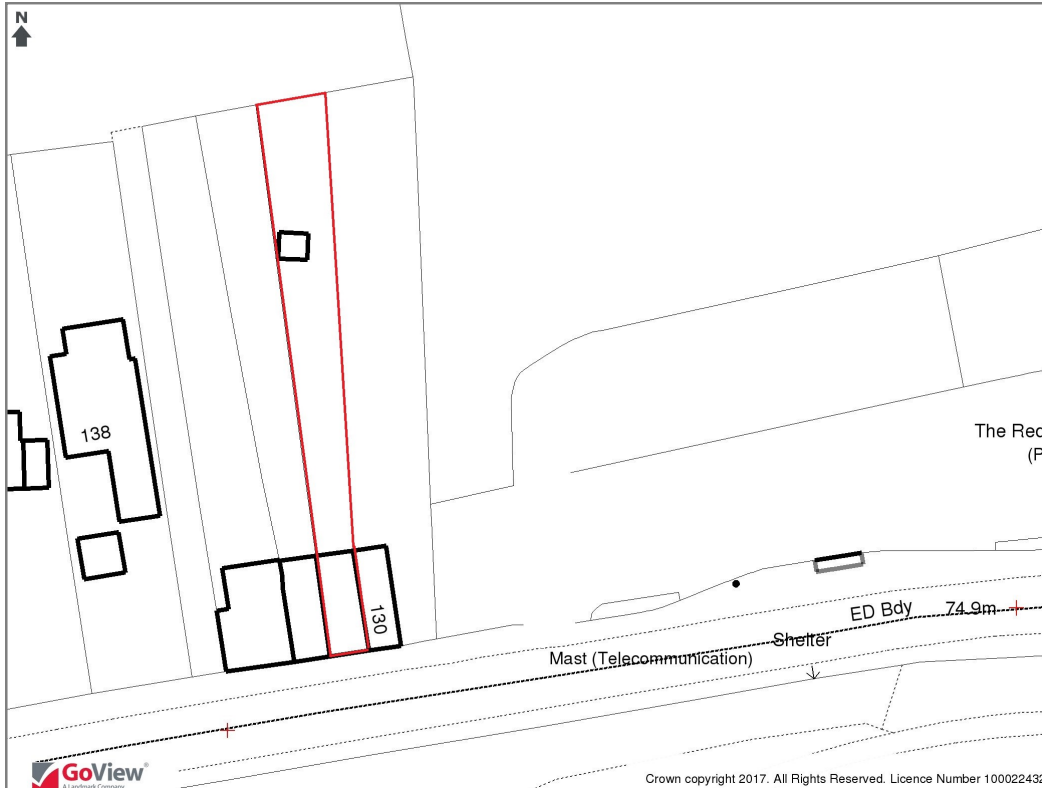
www.cgpooks.co.uk
sales@cgpooks.co.uk



132 Longden Road, Shrewsbury, SY3 7HT

£225,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	All mains services are connected

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



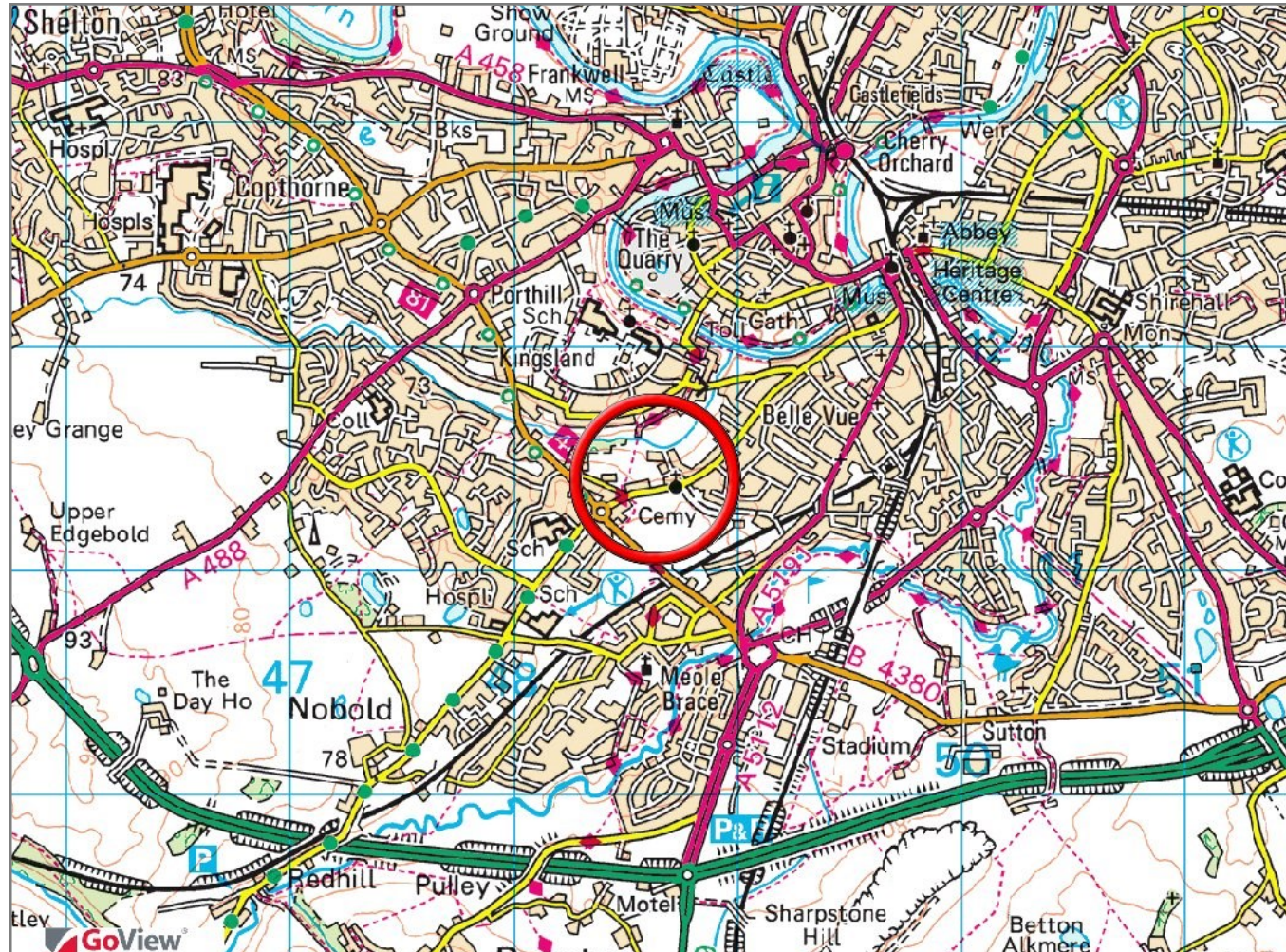
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

132 Longden Road, Shrewsbury, SY3 7HT

Coopergreenpooks.co.uk

£225,000 Freehold — 2 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.