



**132 Longden Road, Shrewsbury, SY3 7HT**

2 bedroom terraced house — £220,000 Freehold

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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

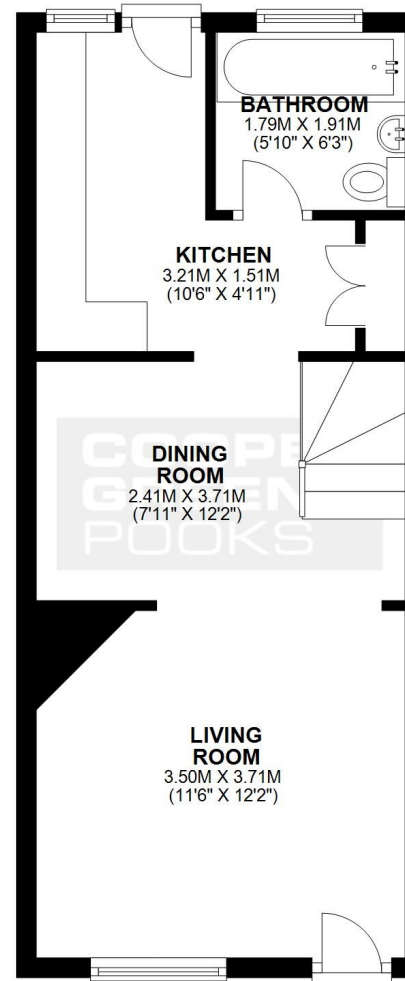
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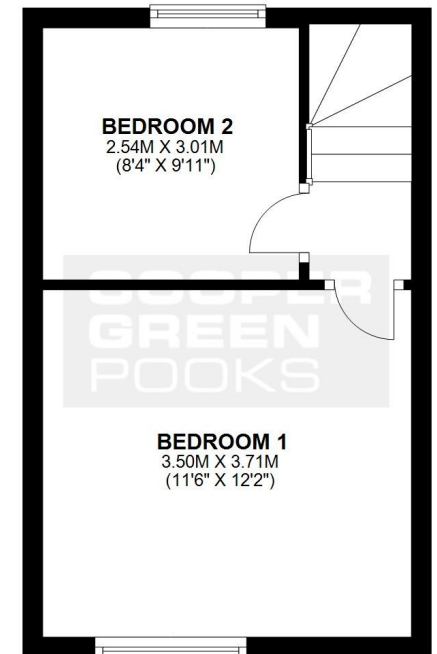
## GROUND FLOOR

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.





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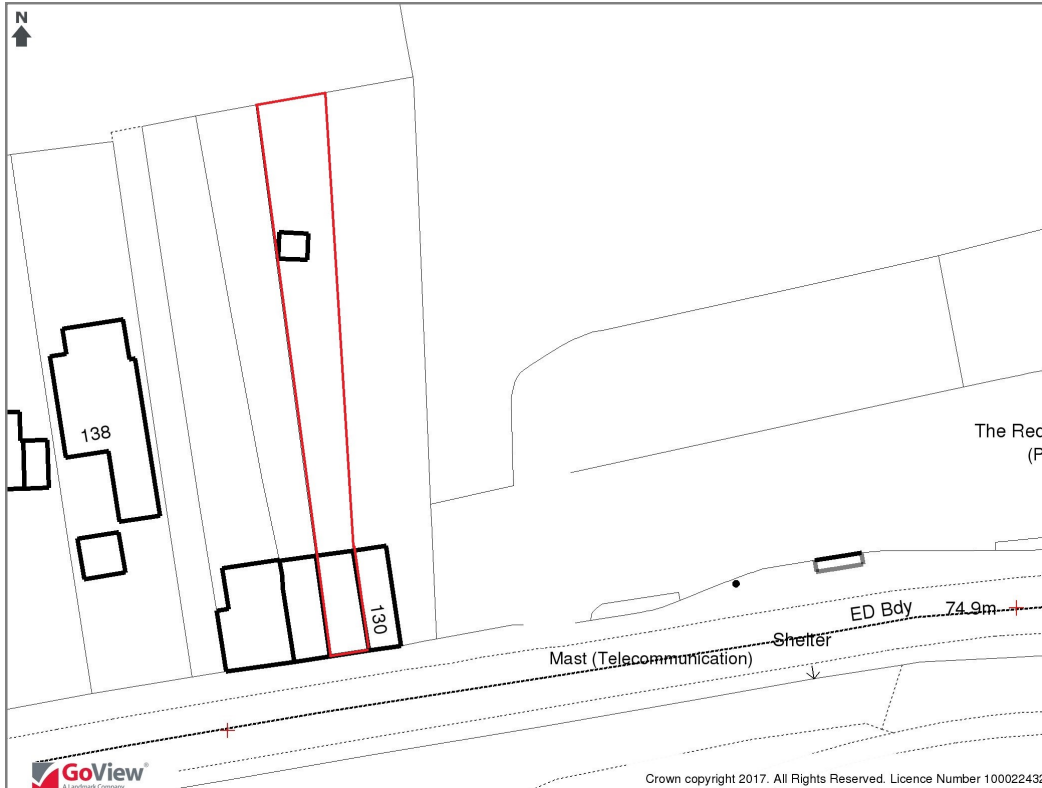
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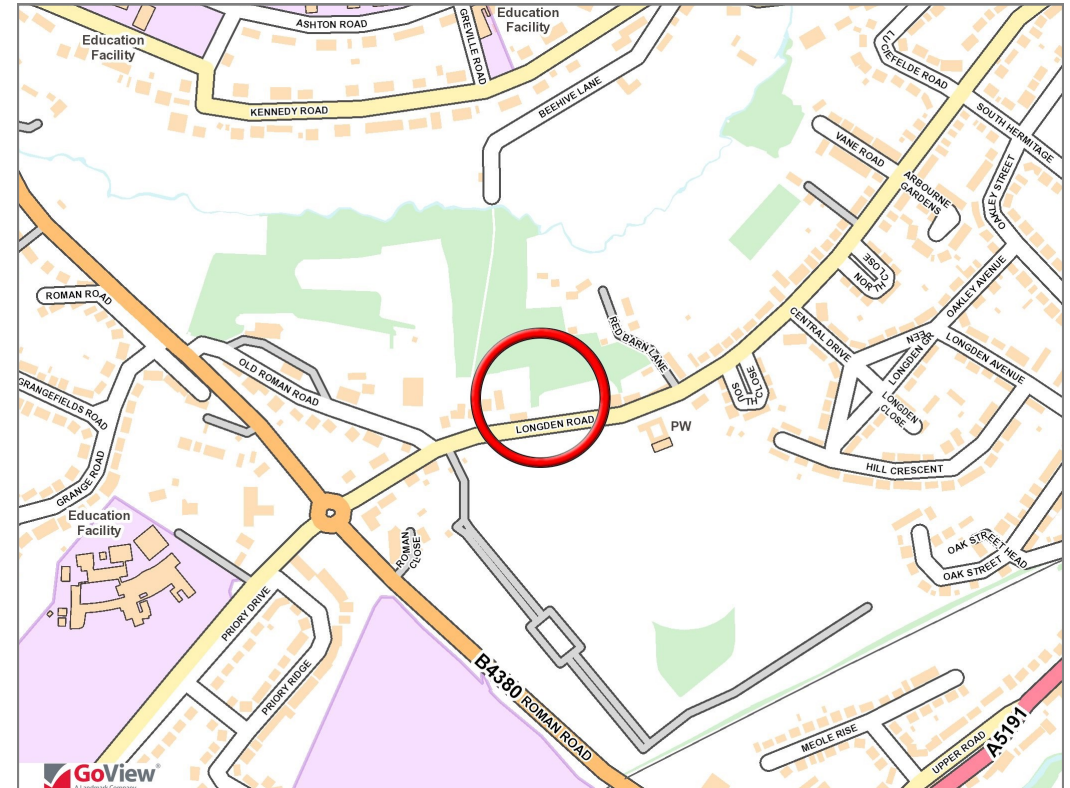
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BOUNDARIES NOT CONFIRMED



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**



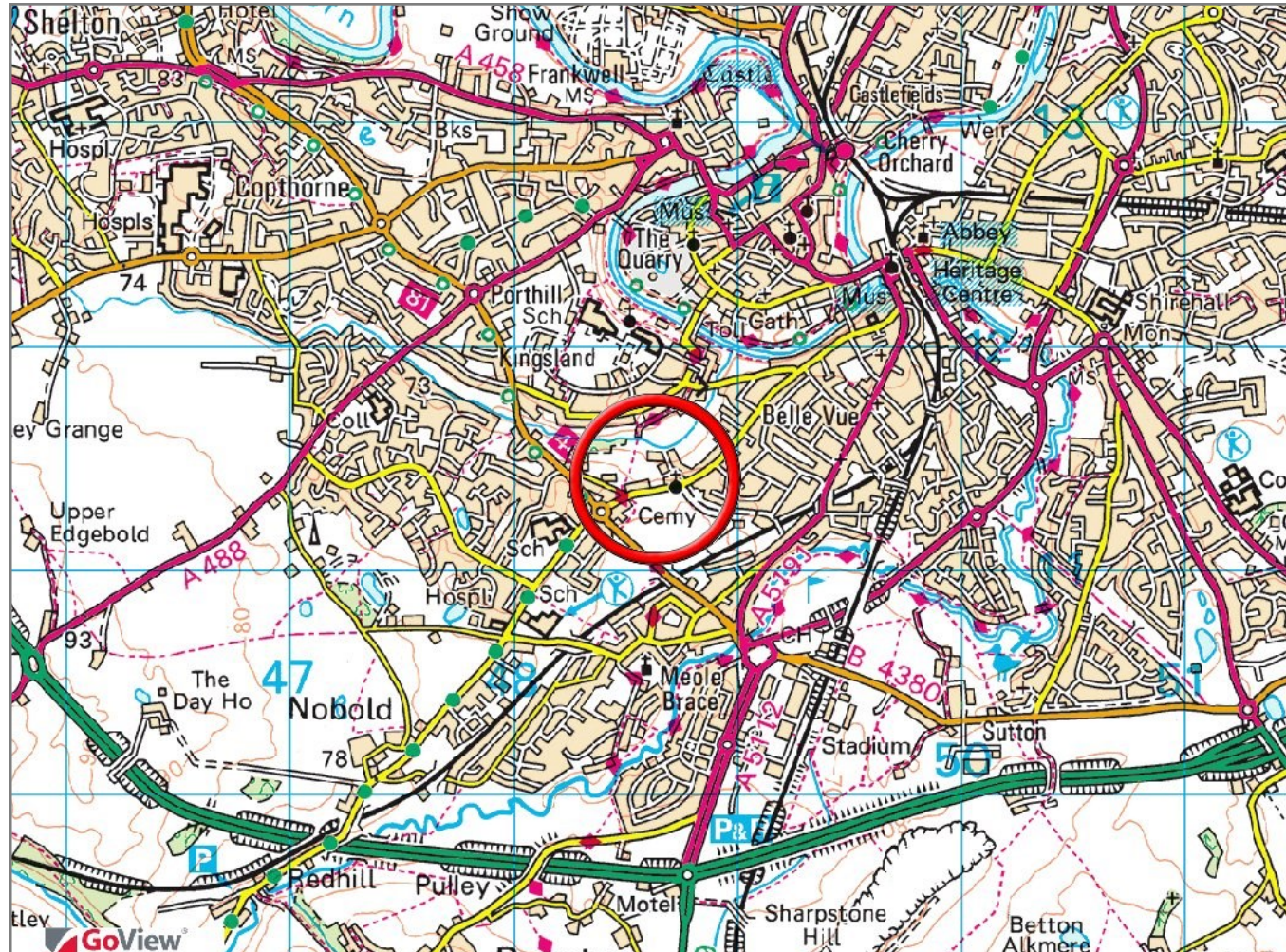
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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