



**30b Castle Street, Shrewsbury, SY1 2BQ**  
2 bedroom town house — £375,000 Freehold



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sales@cgpooks.co.uk

**Tucked away in a quiet and secluded location within the heart of the town centre, this recently developed and incredibly stylish town house offers unique and very contemporary accommodation, which has been imaginatively designed and finished to an extremely high standard.**

### **KEY FEATURES**

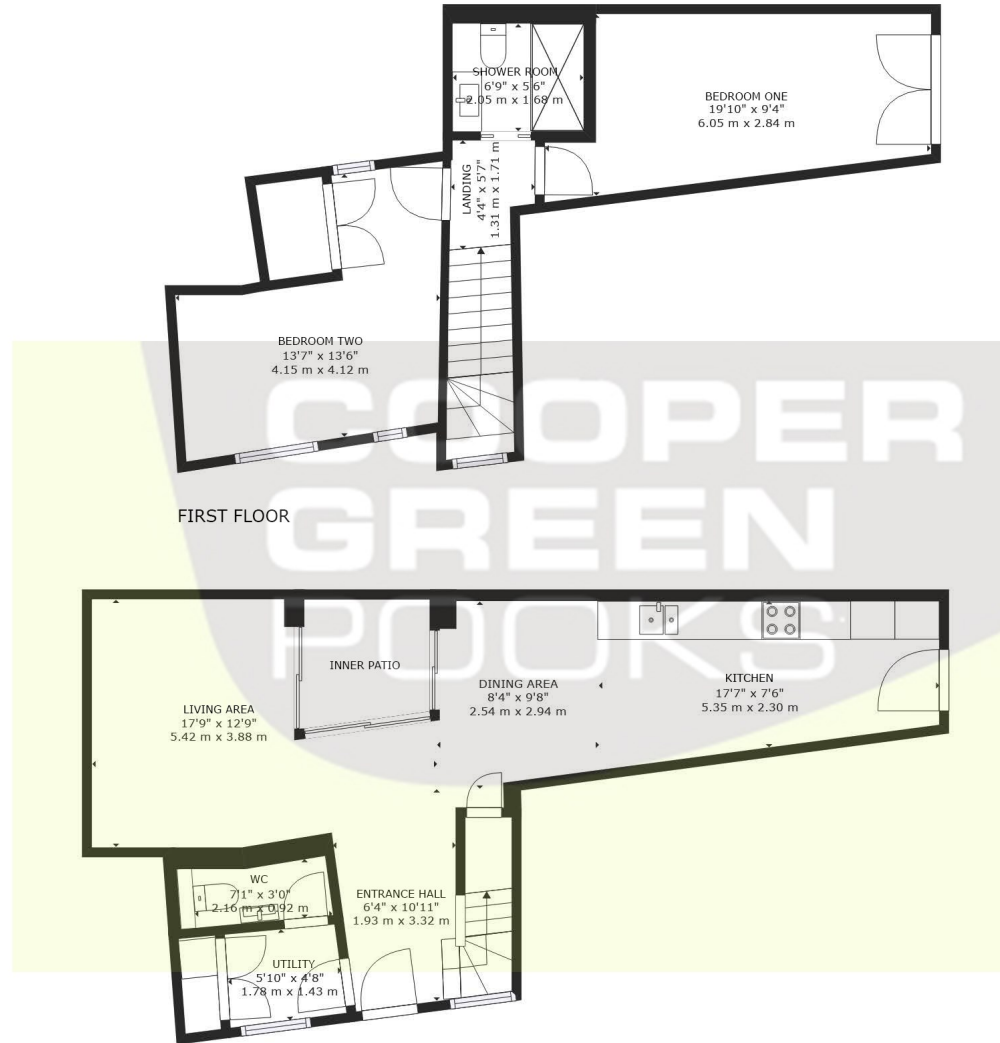
- Fantastic open plan living space with under floor heated oak parquet flooring throughout the ground floor.
- Feature internal glazed courtyard providing lots of natural light to the living areas, as well as seating space.
- Good sized entrance hall with adjoining inner lobby/utility room that also connects to a cloakroom.
- Living area with large roof light and a separate kitchen/dining area with exposed brickwork to one wall, as well as a glazed door opening to a further walled courtyard garden.
- Modern and well-fitted high gloss units to kitchen area, along with integrated appliances.
- Feature staircase from entrance hall to first floor landing, where there are 2 double bedrooms and a stylish shower room. One of the bedrooms also has a Juliet balcony to the rear providing views towards Shrewsbury Abbey and The Wrekin.
- Apart from the front elevation, the property was newly built in 2022 to an exceptionally high standard, whilst incorporating some impressive historical features, along with new additions such as energy efficient air source heating.
- There is a private parking space available which is in a secure gated car park, directly adjoining the rear courtyard garden. This space could be offered on a long lease at a cost of £120 per calendar month.
- Very quiet and secluded location, just a few minutes' walk from the railway station and right next to all the main shopping areas, bars and restaurants.
- The property is being sold with no onward chain and could also be sold fully furnished if required.

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Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF



GROUND FLOOR

**TOTAL: 963 sq. ft, 89 m2**

GROUND FLOOR: 543 sq ft, 50m<sup>2</sup>, FIRST FLOOR: 420 sq ft, 39m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 41 sq ft, 4m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>TBC</b>
EPC Band	<b>Band C</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**



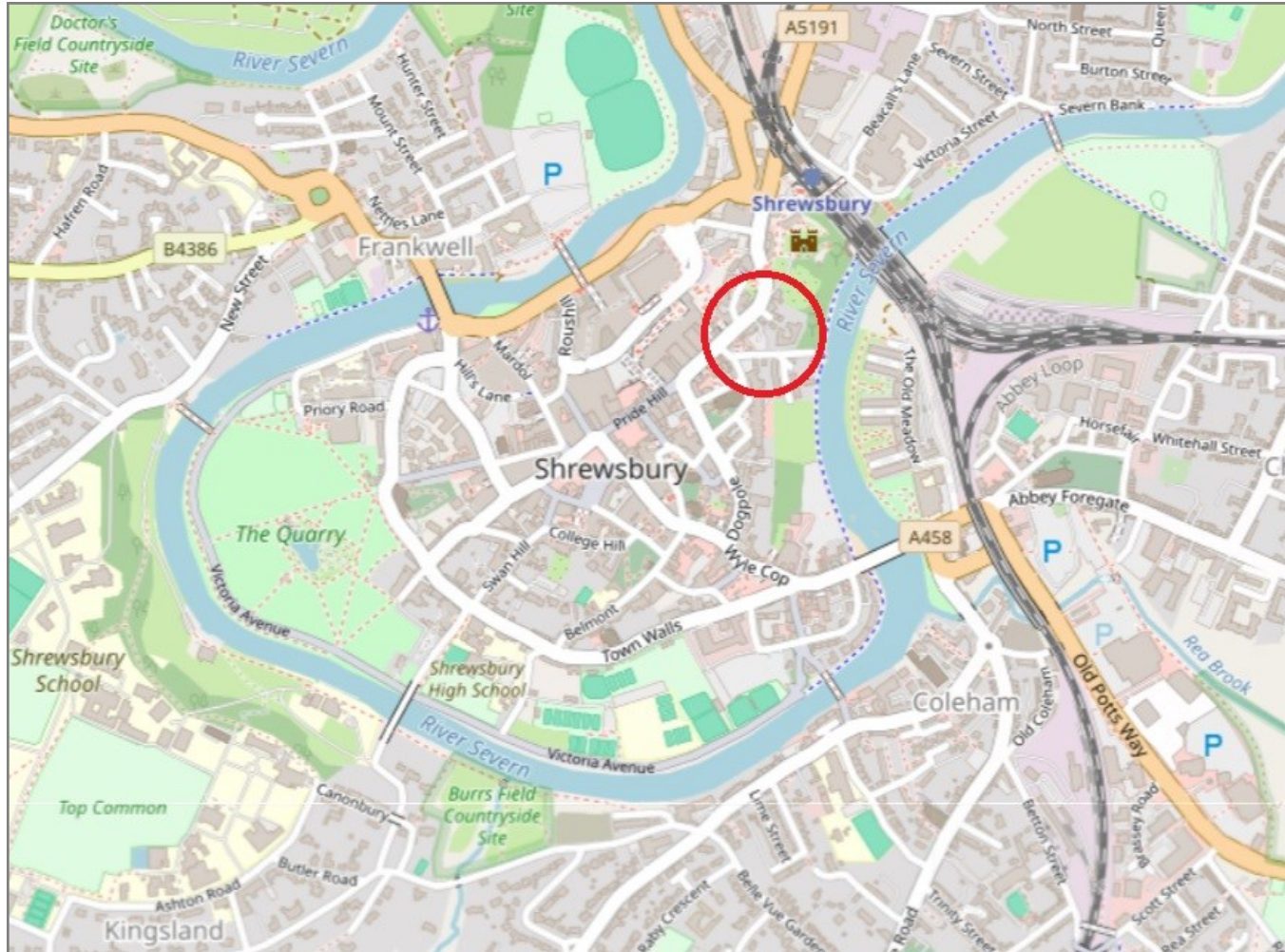
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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