



**28 Netley Road, Shrewsbury, SY3 9PB**

3 bedroom semi-detached house—£195,000 Freehold



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£195,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

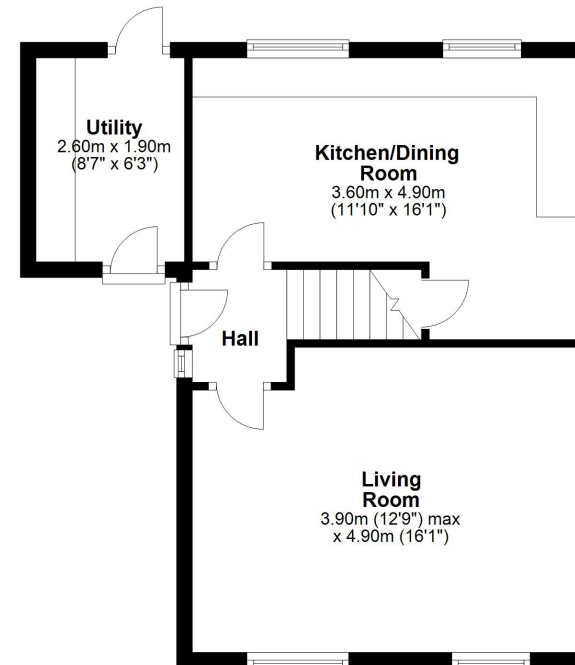
This traditional semi-detached family house offers well-proportioned and practical accommodation, while benefitting from a private garden, driveway parking and a pleasant outlook to the rear.

## KEY FEATURES

- Living room with feature fireplace and two windows to front
- Open plan kitchen/breakfast room with useful pantry, under stairs storage and breakfast bar
- Separate utility providing access to both the front and rear garden
- Three bedrooms, all having built in wardrobes, and a separate family bathroom on the first floor
- Good sized loft space creating excellent storage or potential for conversion
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terraces, timber and brick-built stores
- Driveway to front providing parking for two cars
- A popular and convenient location, just a short distance from Meole Brace retail park, road links via the bypass, excellent primary and secondary schools, and less than two miles from the town centre

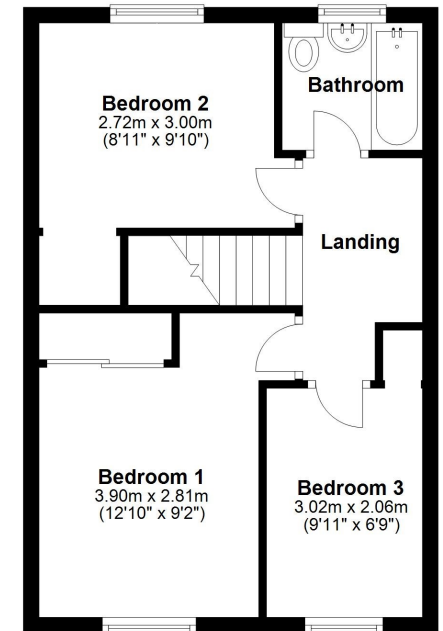
## Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 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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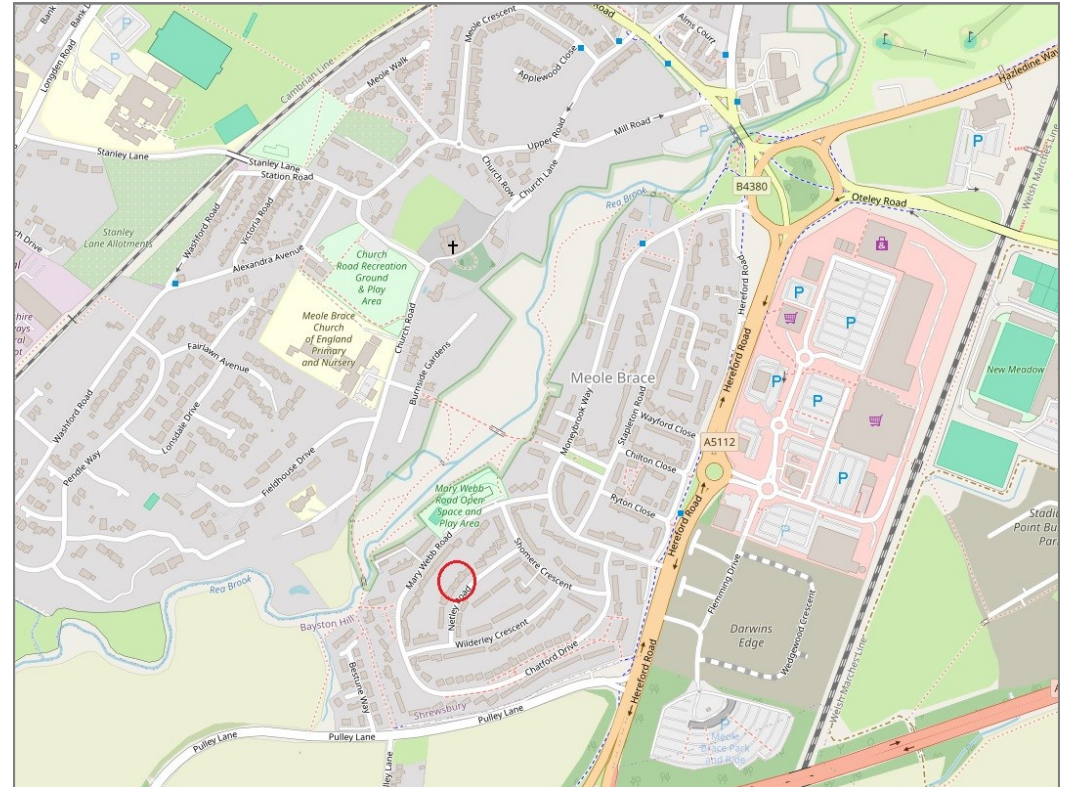
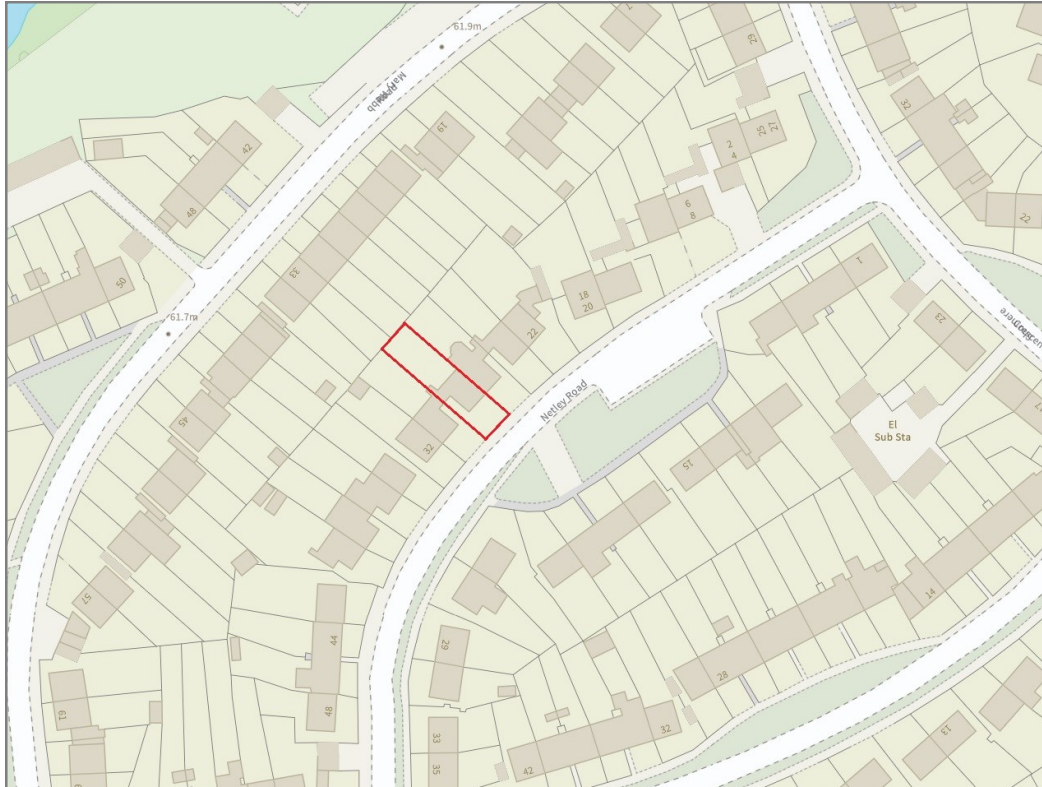
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</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.



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