COOPER GREEN POOKS

26 Abbey Wharf, Abbey Foregate, Shrewsbury, SY2 6AY

3 bedroom town house—£365,000 Leasehold

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Coopergreenpooks.co.uk

£365,000 Leasehold—3 bedroom town house

sales@cgpooks.co.uk

This well-designed and beautifully presented town house offers spacious and practical accommodation, finished to a high standard throughout. The property occupies a fantastic position on the fringe of the town centre, while benefitting from a private rear garden, balcony and lovely views over the Reabrook conservation area.

KEY FEATURES

- Good sized entrance hall with useful storage and access to utility/WC
- Fitted kitchen, complete with integrated appliances
- Open plan living/dining room with bi-folding doors opening to the rear balcony
- A turning staircase leads to a spacious landing/study area
- Master bedroom with built –in wardrobes and en-suite shower room
- A further two double bedrooms, bedroom two also having built-in wardrobes, and separate family bathroom
- Double glazed windows and electric heating
- Private rear garden, laid to lawn with paved terrace and gated access directly into the Reabrook Valley conservation area
- Allocated parking to front

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
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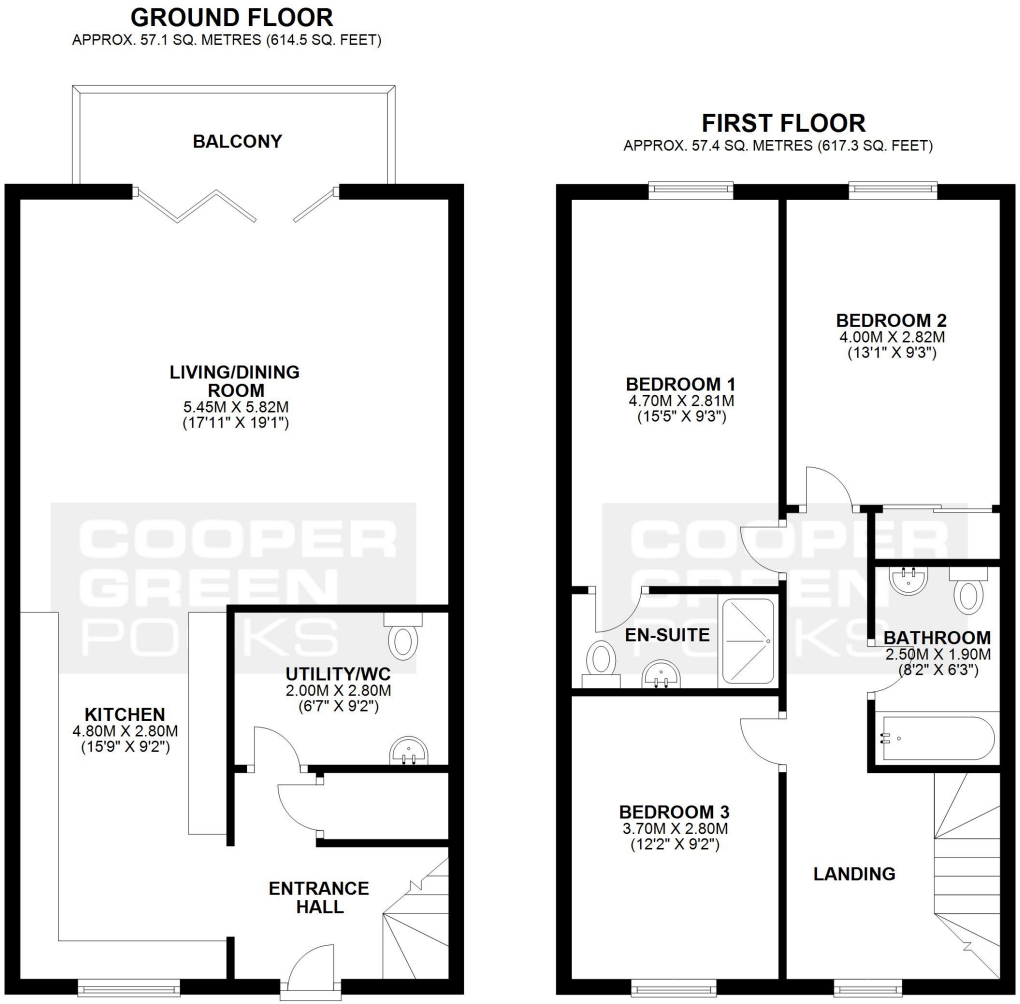
01743 276666



TOTAL AREA: APPROX. 114.4 SQ. METRES (1231.8 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.

GREENS
FLIRTY
OH MY GONDOLA
HARRY'S BAR
AKA AWKWARD
VENICE
TONY FISH
SHREWSBURY
SHIREPUMPS
GREENS
NOW

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Tenure	**Leasehold**
Lease	**199 years from 2015**
Service Charge	**£1,068 pa (approx.)**
Local Authority	**Shropshire Council**
Council Tax	**Band D**

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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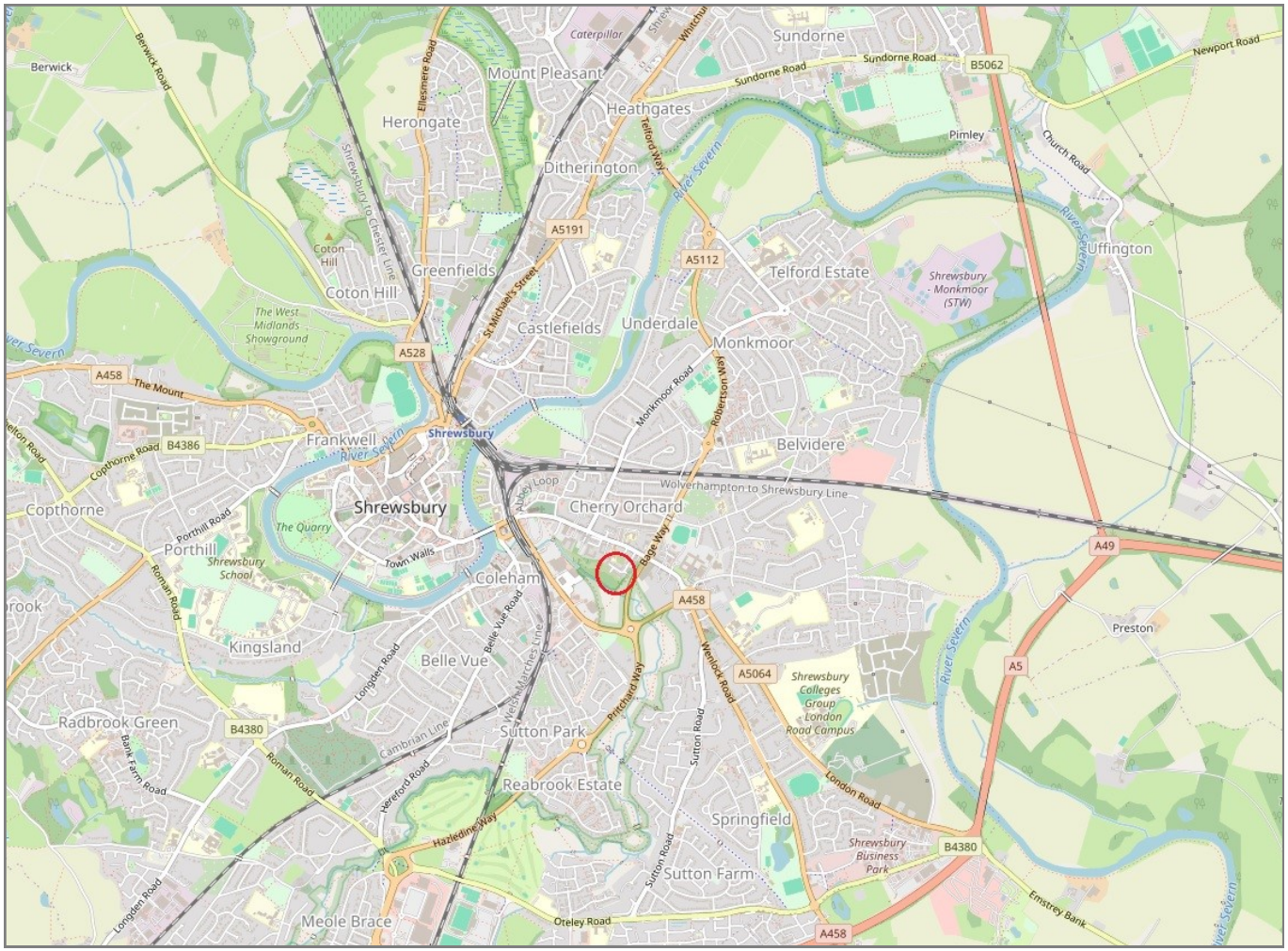

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