



**31 Hills Lane, Shrewsbury, SY1 1QU**

3 bedroom terraced house—£200,000 Freehold

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sales@cgpooks.co.uk

This attractive terraced house of character has been recently improved to provide well-designed and neatly presented accommodation over three floors, while occupying a fantastic position within the heart of the town centre, just a short walk from the Quarry Park.

## KEY FEATURES

- Living room with feature fireplace, electric fire, wood effect flooring and built in cupboards
- Inner hallway with useful under stairs store, which has a tiled floor and plumbing connections for a washing machine
- Re-fitted kitchen with stable door opening to the rear garden
- On the first floor is a good sized double bedroom, which could also be used as a reception room, and a separate family bathroom with shower
- There are two further bedrooms on the second floor, as well as additional storage and a velux window on the landing
- Gas fired central heating via a modern combi boiler and secondary glazing to front facing windows
- Private rear garden, paved for easy maintenance
- The property has been well-maintained and recently re-decorated and re-carpeted throughout
- A superb location, walking distance from the town centre's excellent amenities, bars, restaurants and main shopping thoroughfares
- Ideal for first time buyers or investors and is sold with no upward chain

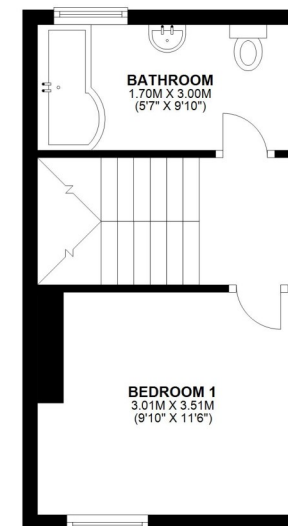
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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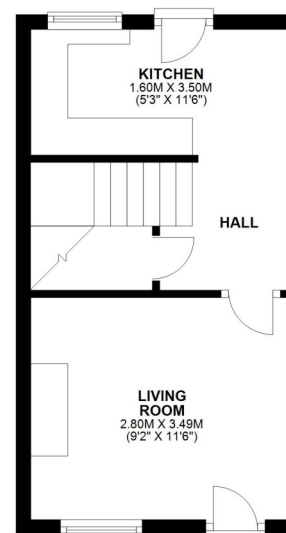


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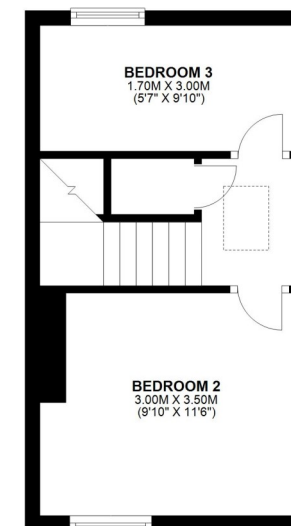
**FIRST FLOOR**  
APPROX. 21.4 SQ. METRES (230.0 SQ. FEET)



**GROUND FLOOR**  
APPROX. 22.8 SQ. METRES (245.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 21.4 SQ. METRES (230.2 SQ. FEET)



TOTAL AREA: APPROX. 65.5 SQ. METRES (705.4 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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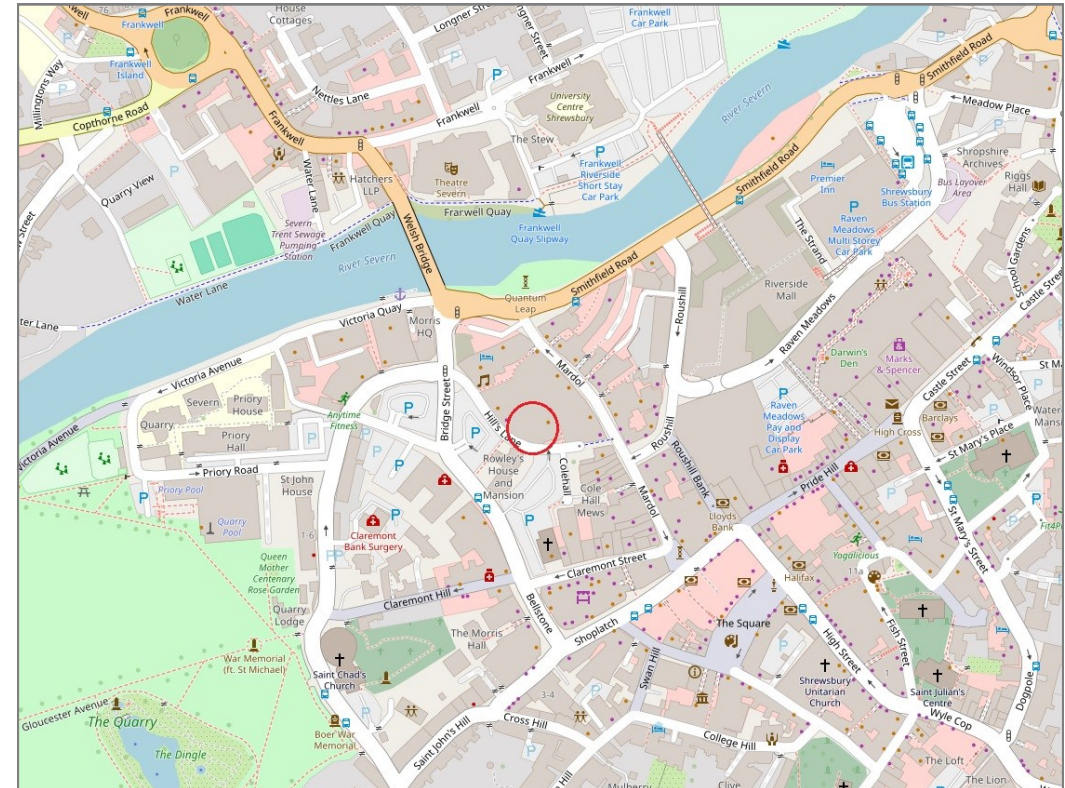
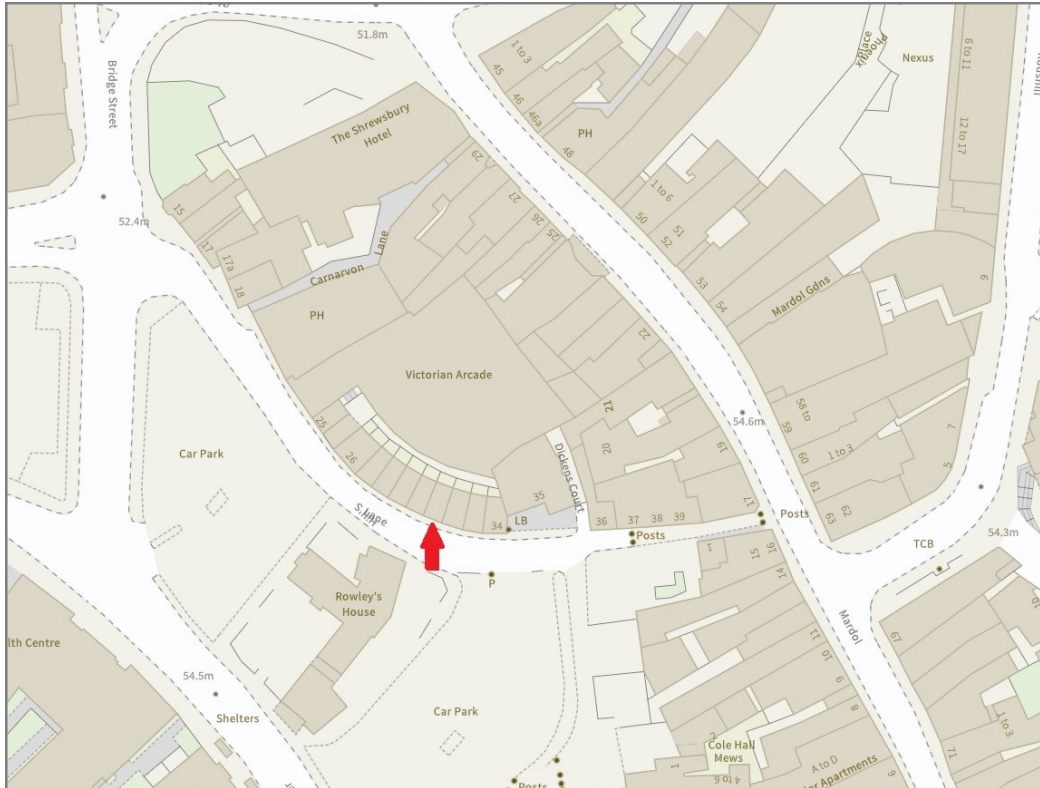
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band D</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.

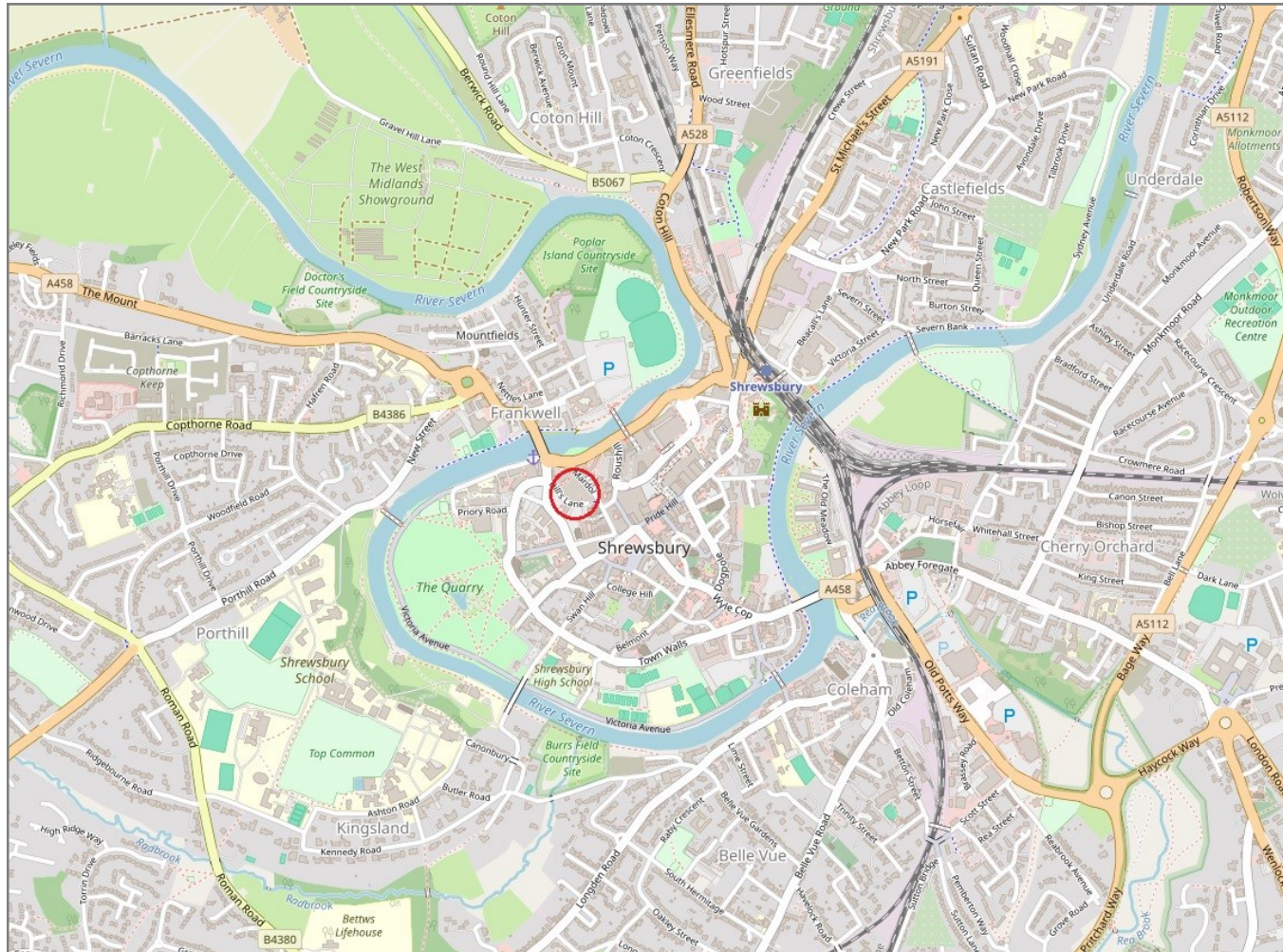
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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