



**31 Beddow Close, Shrewsbury SY1 2NX**

3 bedroom end of terrace house — £249,999 Freehold

# 31 Beddow Close, Shrewsbury SY1 2NX

Coopergreenpooks.co.uk

£249,999 Freehold—3 bedroom end of terrace house

sales@cgpooks.co.uk

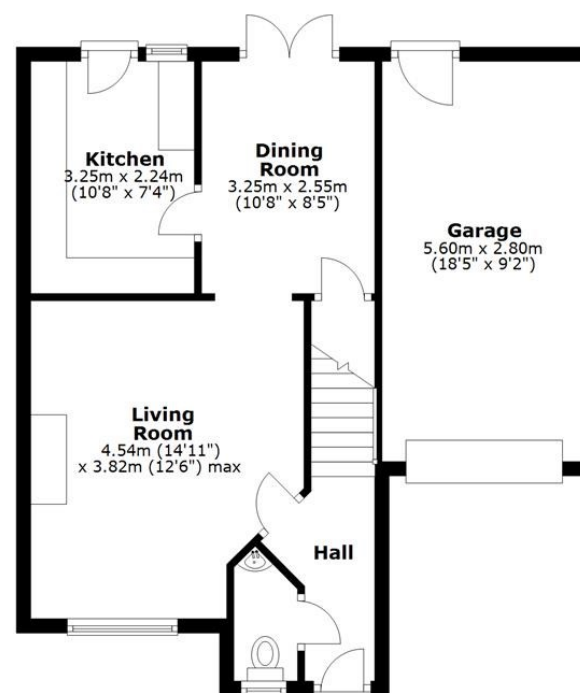
This neatly presented end of terrace house offers very practical and well-proportioned accommodation, situated within a quiet cul-de-sac, just a short walk from the town centre, benefitting from a private rear garden, driveway parking and single garage.

## KEY FEATURES

- Entrance hall with cloakroom and staircase to spacious landing
- Good sized living room with feature fireplace and large window to front
- Separate dining room with useful under stairs storage and glazed double doors onto the garden
- Kitchen with a range to fitted units and part glazed door to rear
- Three bedrooms and a well-appointed family bathroom on the first floor
- Double glazed windows and gas fired central heating via a modern combi boiler
- Landscaped rear garden, laid to lawn with paved sun terrace and planted borders
- Driveway to front providing parking for two cars and access to the single garage which also has a door onto the garden
- A great location at the end of a quiet cul-de-sac, a stone's throw from the park and playing field, as well as being just a short walk from the train station and town centre
- Sold with no upward chain

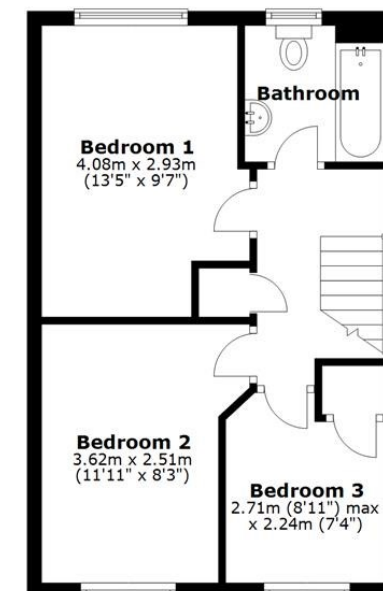
## Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 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.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666









# 31 Beddow Close, Shrewsbury SY1 2NX

£249,999 Freehold—3 bedroom end of terrace house  
sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

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



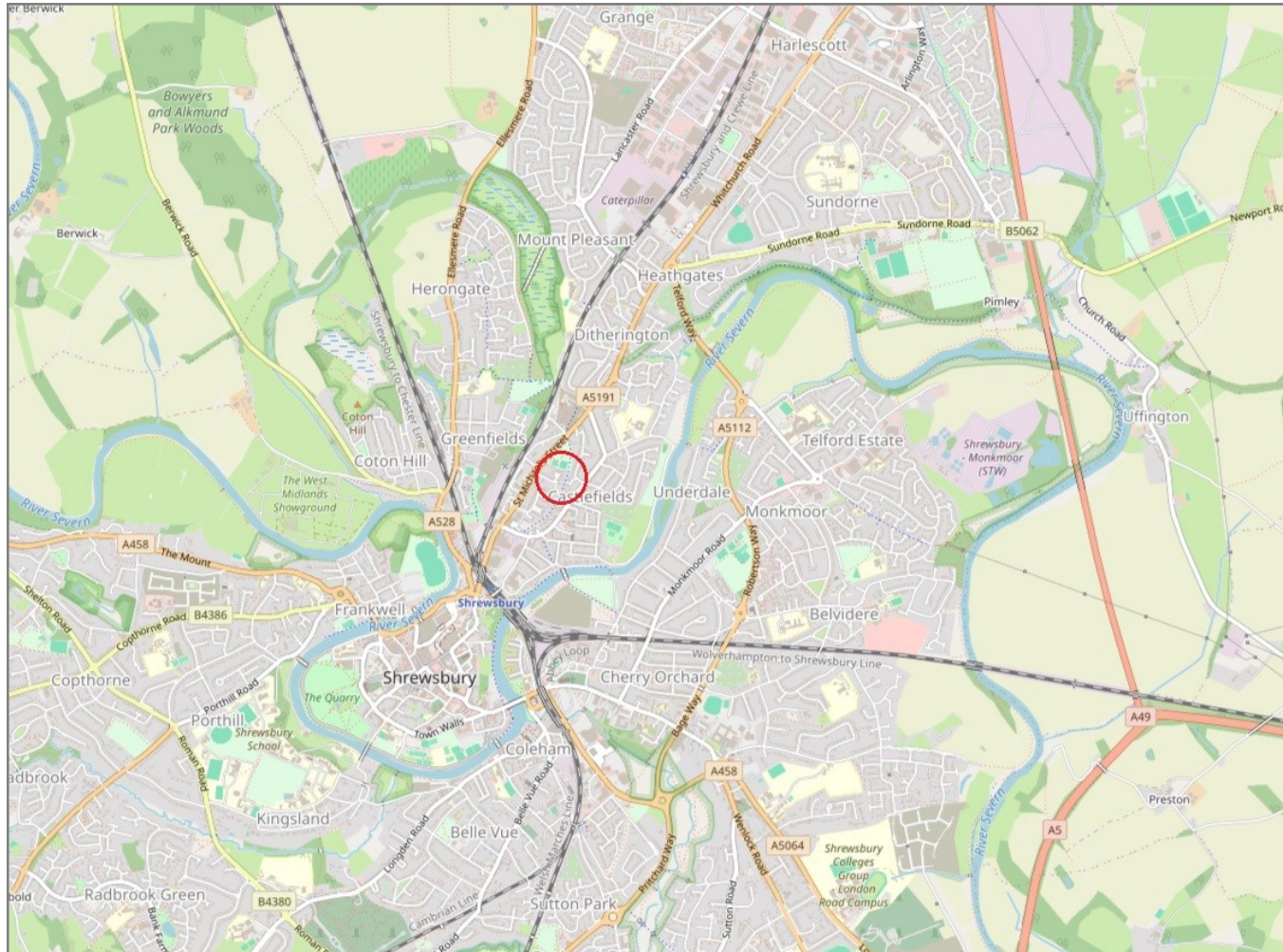
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 31 Beddow Close, Shrewsbury SY1 2NX

Coopergreenpooks.co.uk

£249,999 Freehold—3 bedroom end of terrace house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.