



**55 Greenfields Gardens, Shrewsbury, SY1 2RN**

3 bedroom terraced house—£225,000 Leasehold

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£225,000 Leasehold—3 bedroom terraced house

sales@cgpooks.co.uk

This neatly presented, recently improved and well-designed terraced house occupies a lovely quiet position within this popular residential area, a short walk from the train station and town centre, while benefitting from a private rear garden and parking for two cars.

## KEY FEATURES

- Good sized entrance hall and cloakroom
- Spacious living room with window to front and staircase to landing
- Lovely open plan kitchen/dining room with useful under stairs pantry and glazed double doors to the rear garden
- Two generous double bedrooms, a further single and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Landscaped rear garden, laid to lawn with paved sun terrace and gated access to side
- Private allocated parking for two cars to the front
- A superb location, just a 10 minute walk from the town centre
- The property benefits from recently replaced carpets and décor throughout
- Sold with no upward chain

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

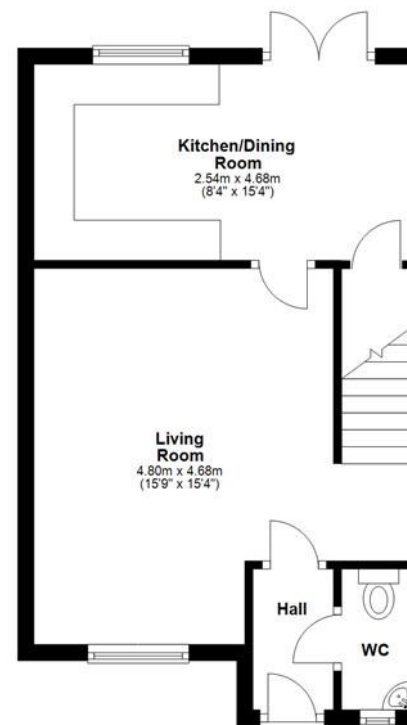
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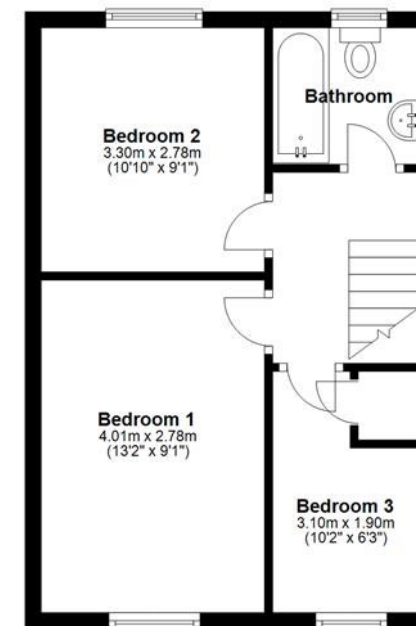
## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 69.4 sq. metres (746.7 sq. feet)







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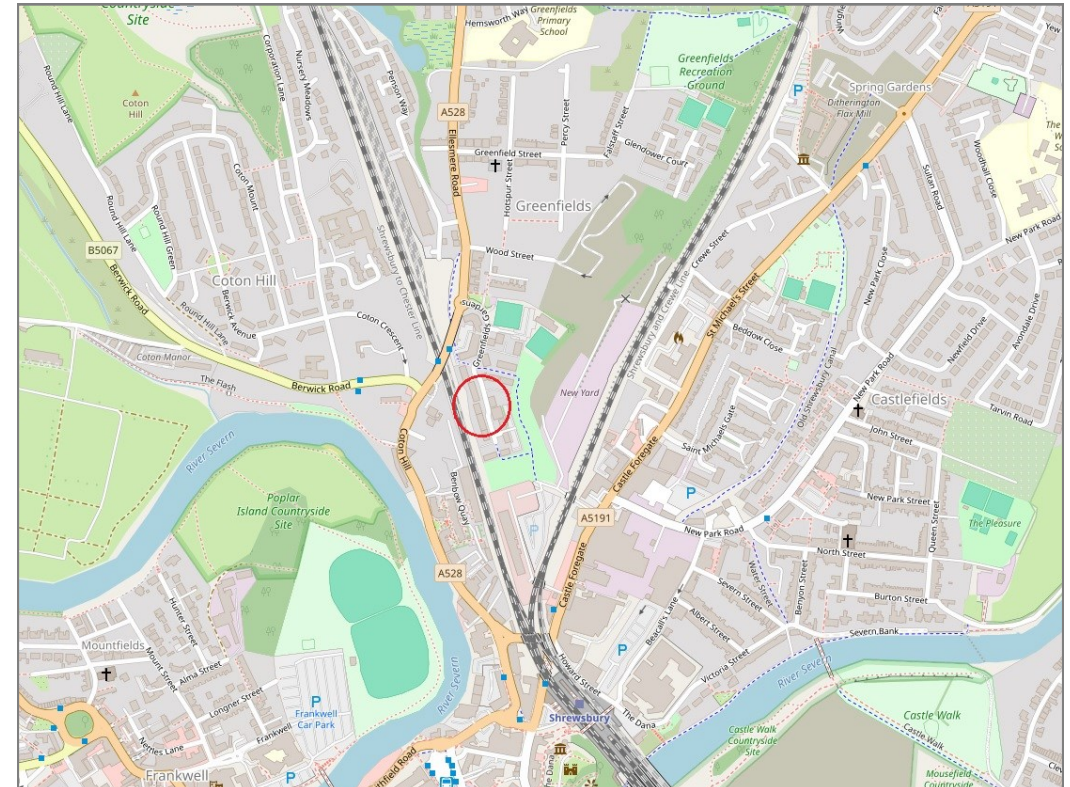
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Lease Length	<b>133 years remaining</b>
Ground Rent	<b>£358.55 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band C</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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