



**87 Yew Tree Close, Spring Gardens, Shrewsbury SY1 2UR**

3 bedroom detached house—£265,000 Freehold

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sales@cgpooks.co.uk

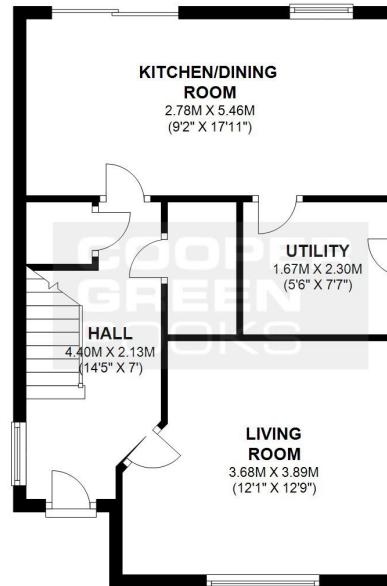
**A well designed modern detached family house situated in a quiet end of cul-de-sac position, a short distance from the centre of Shrewsbury.**

## KEY FEATURES

- Good sized kitchen/dining room with adjoining utility
- 3 double bedrooms, 1 with en-suite shower room
- Spacious hall, stairs and landing
- Cloakroom
- Gas fired central heating, uPVC double glazed windows
- Paved sun terrace and lawned rear garden
- Private driveway providing parking for at least 3 cars and access to single garage
- The property is vacant and being sold with no upward chain

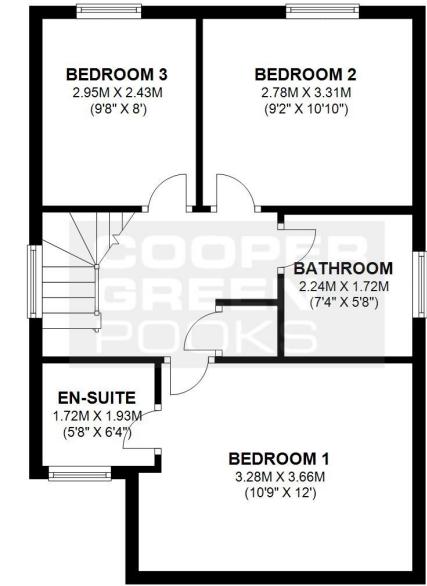
## GROUND FLOOR

APPROX. 49.2 SQ. METRES (529.7 SQ. FEET)



## FIRST FLOOR

APPROX. 48.2 SQ. METRES (518.8 SQ. FEET)



Cooper Green Pooks  
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Shrewsbury  
SY1 1QF

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01743 276666



**TOTAL AREA: APPROX. 97.4 SQ. METRES (1048.5 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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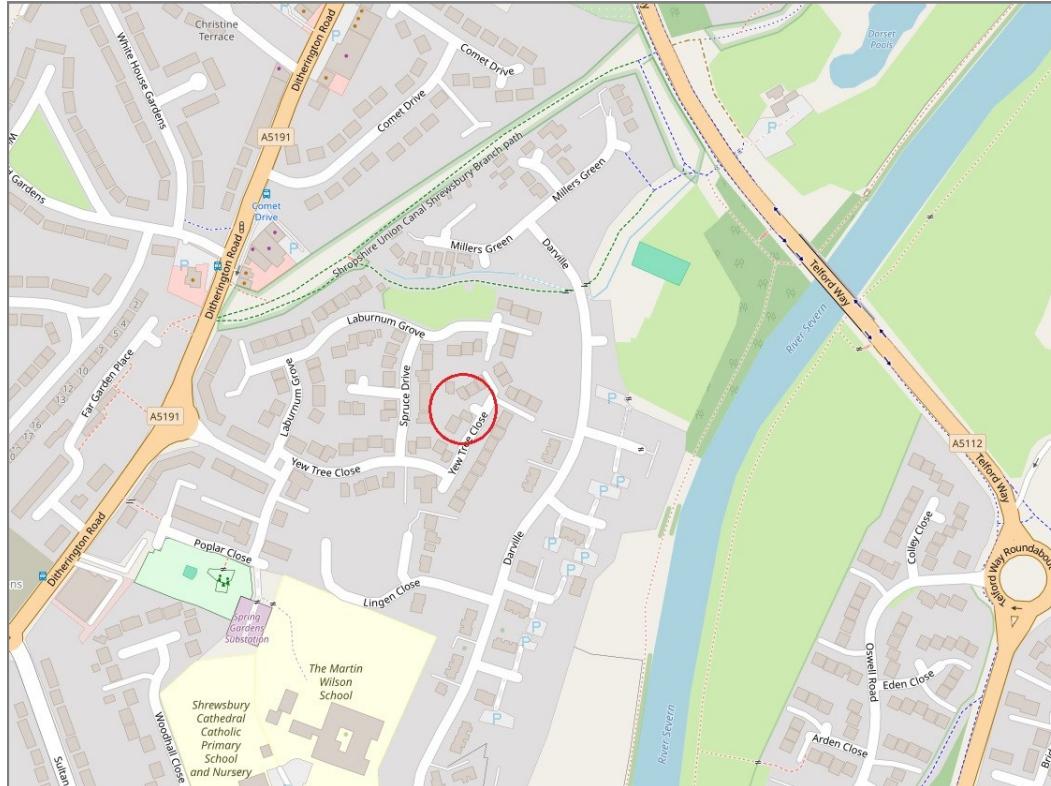
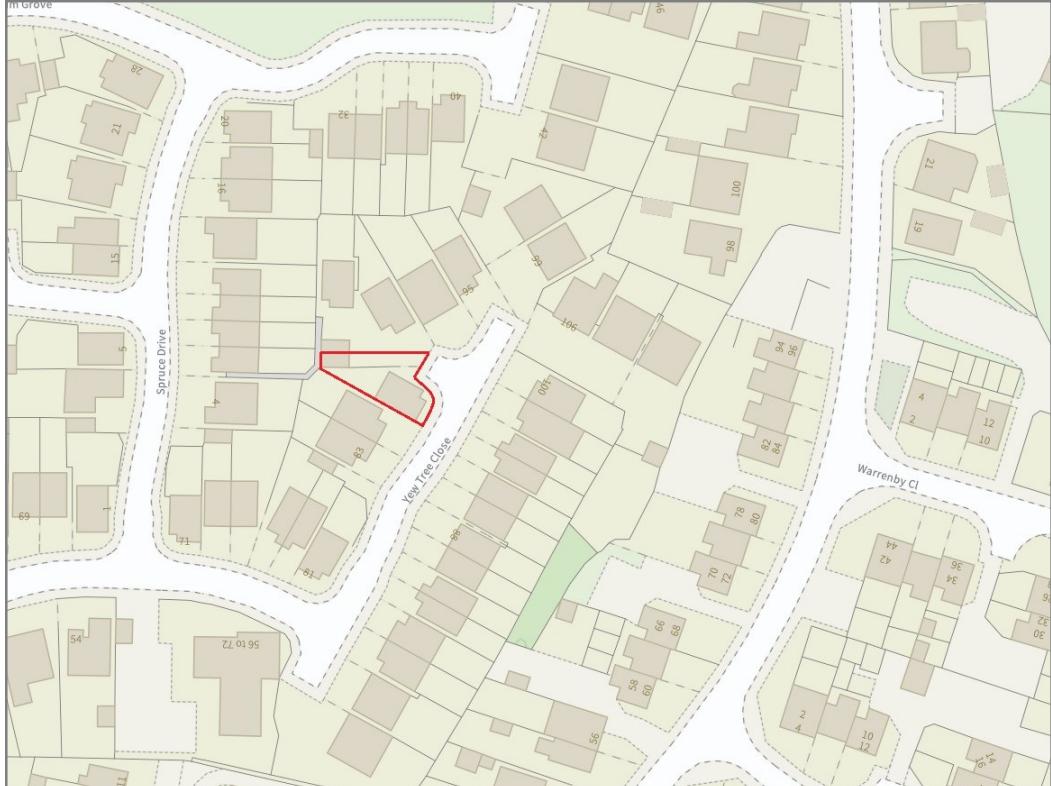
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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**01743 276666**

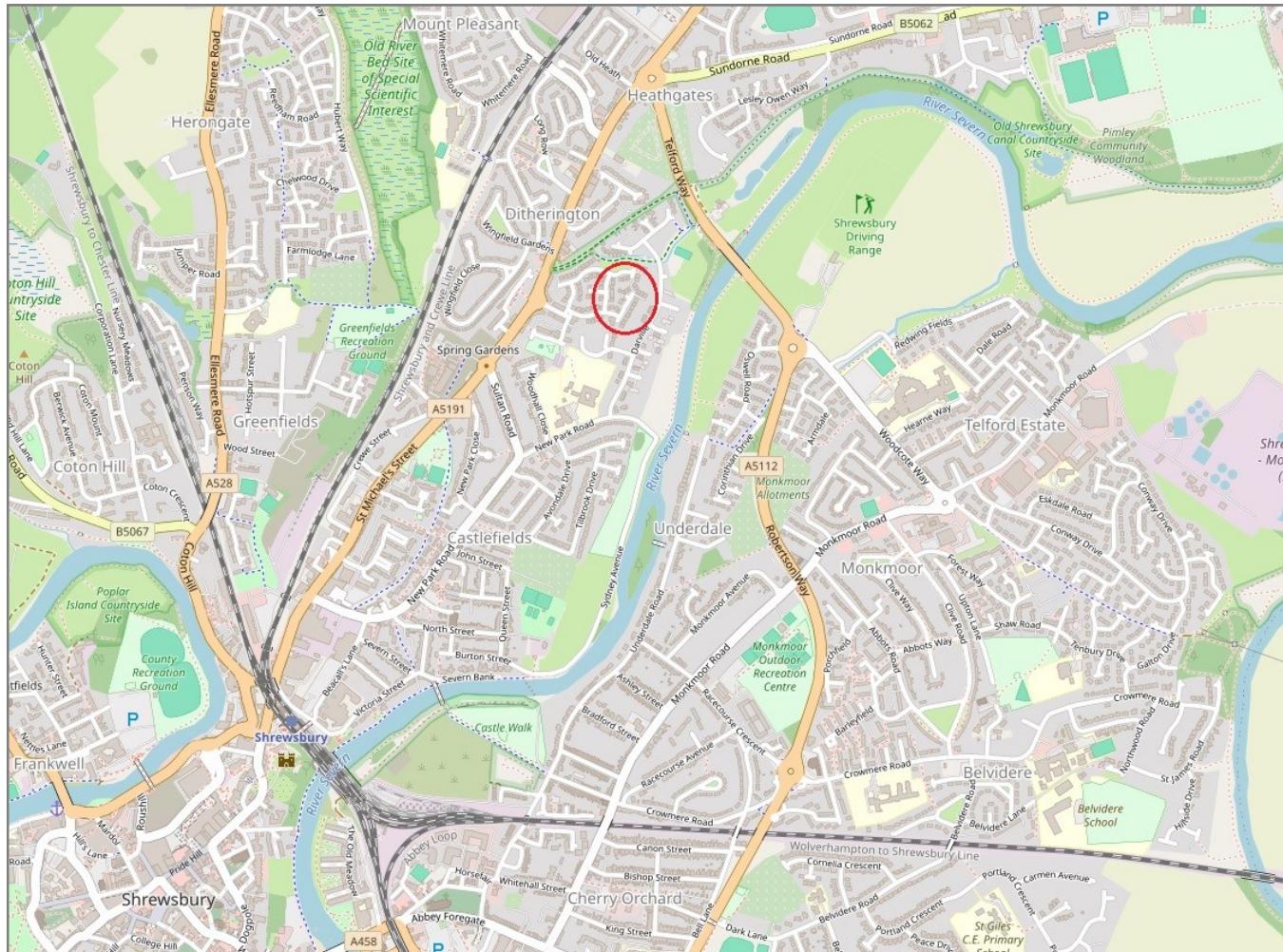


Your home may be repossessed if you do not keep up repayments on your mortgage.

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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