



**17 Caradoc Crescent, Shrewsbury, SY2 5RG**

3 bedroom semi-detached house—£189,995 Freehold

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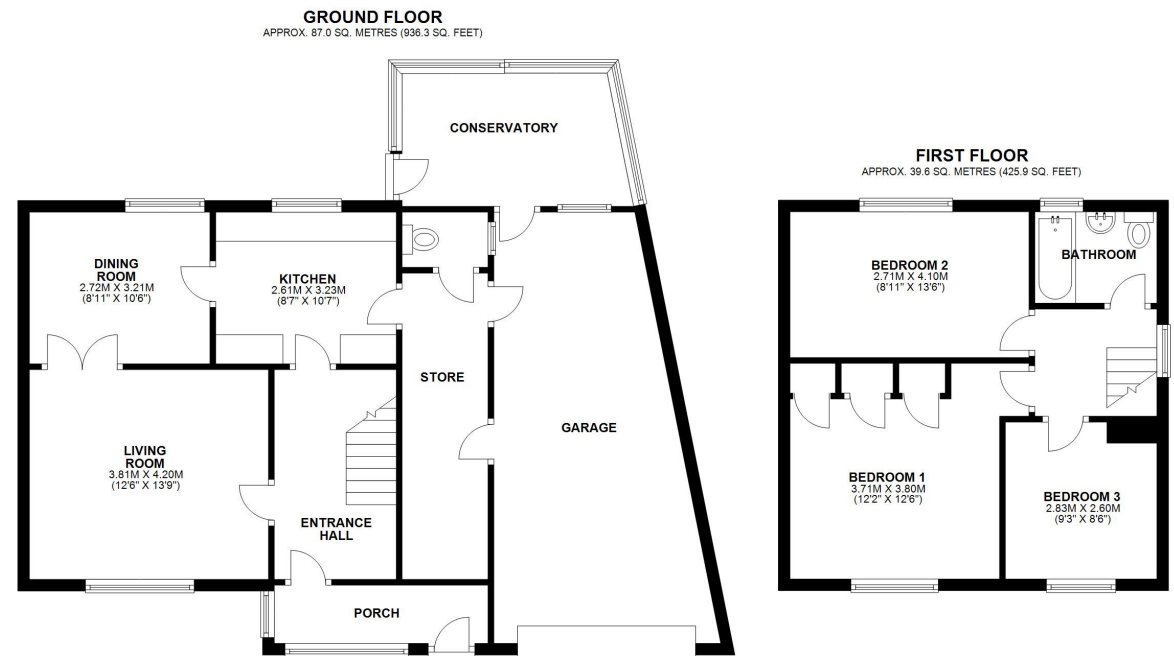
£189,995 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This well-presented and extended semi-detached family home has been considerably improved, whilst being located in a quiet residential area with private garden, just a few minutes' walk from Belvidere secondary school.

## KEY FEATURES

- Good sized entrance porch and hall.
- Living room with feature fireplace and window to front.
- Separate dining room with views to rear, double doors connecting to living room and further door to kitchen.
- Recently re-fitted kitchen with integrated appliances.
- Utility room with cloakroom and door to a large single garage.
- Brick built conservatory with uPVC frame and glaze door to garden.
- Staircase from hall to landing where there are 3 bedrooms and a re-fitted family bathroom.
- uPVC double glazed windows and gas fired central heating.
- Driveway providing parking.
- Lawned front and rear gardens with established borders.



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



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TOTAL AREA: APPROX. 126.5 SQ. METRES (1362.1 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 PlanItUp.





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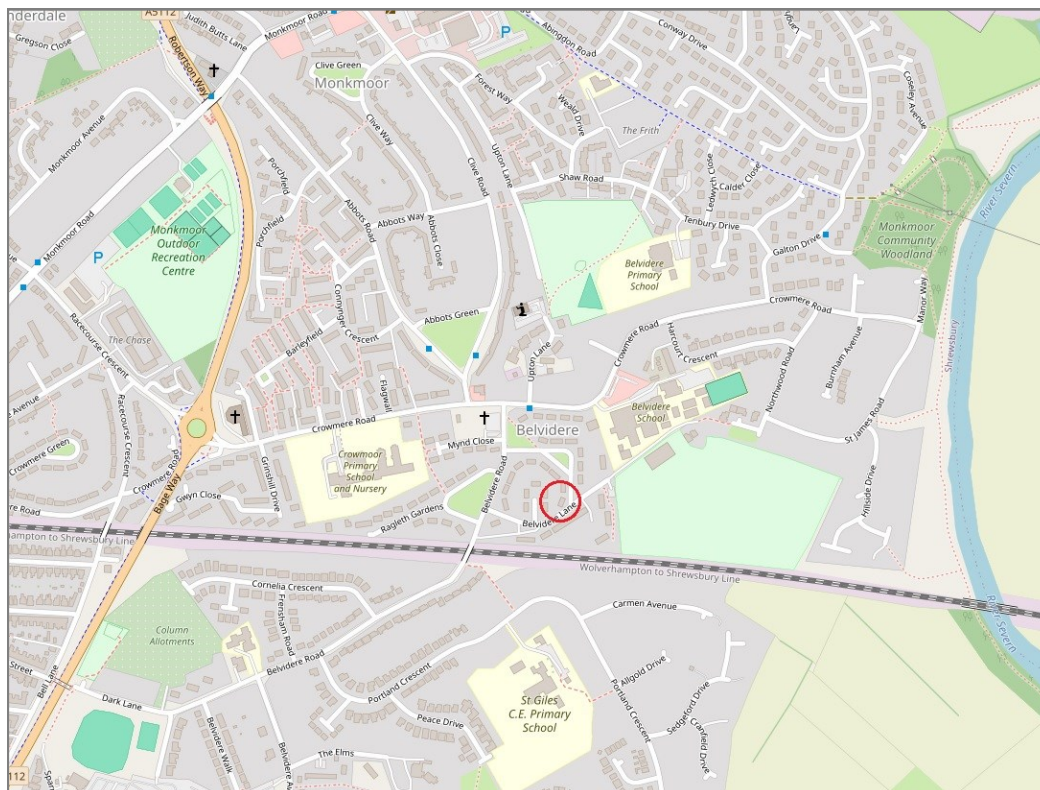
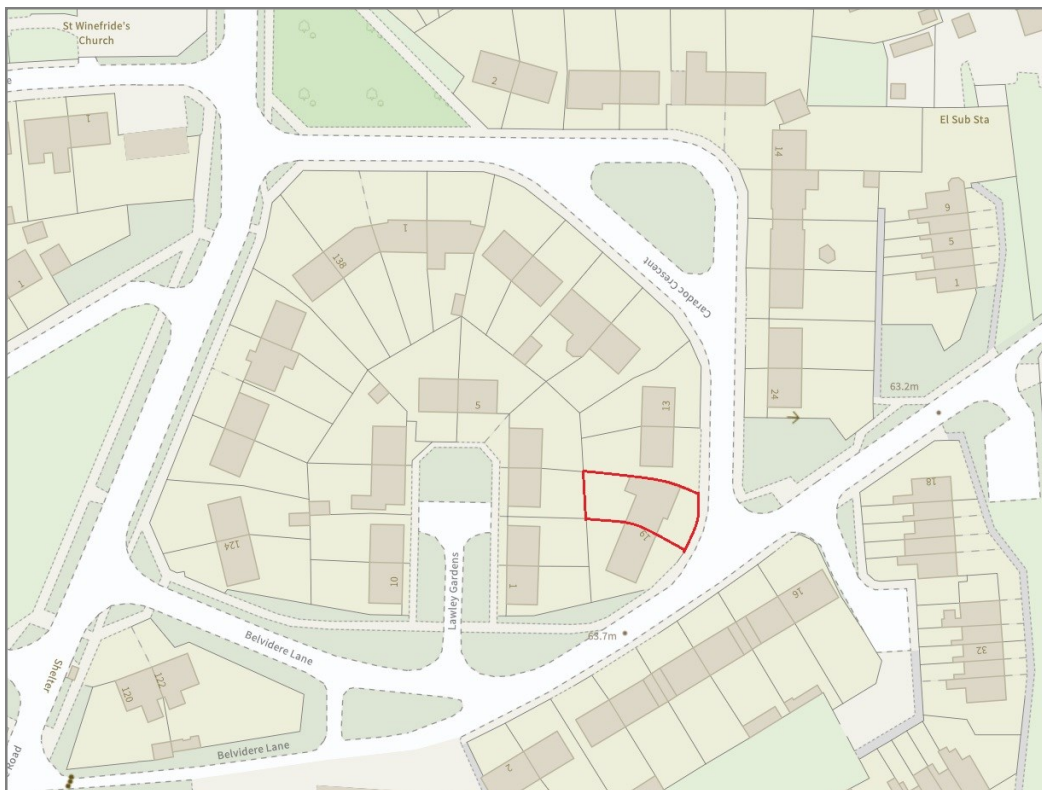
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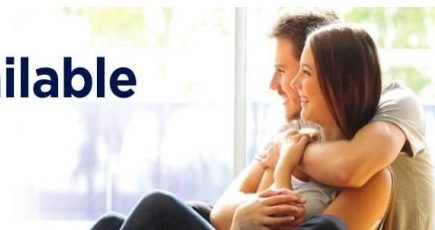
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**BOUNDARIES NOT CONFIRMED**

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



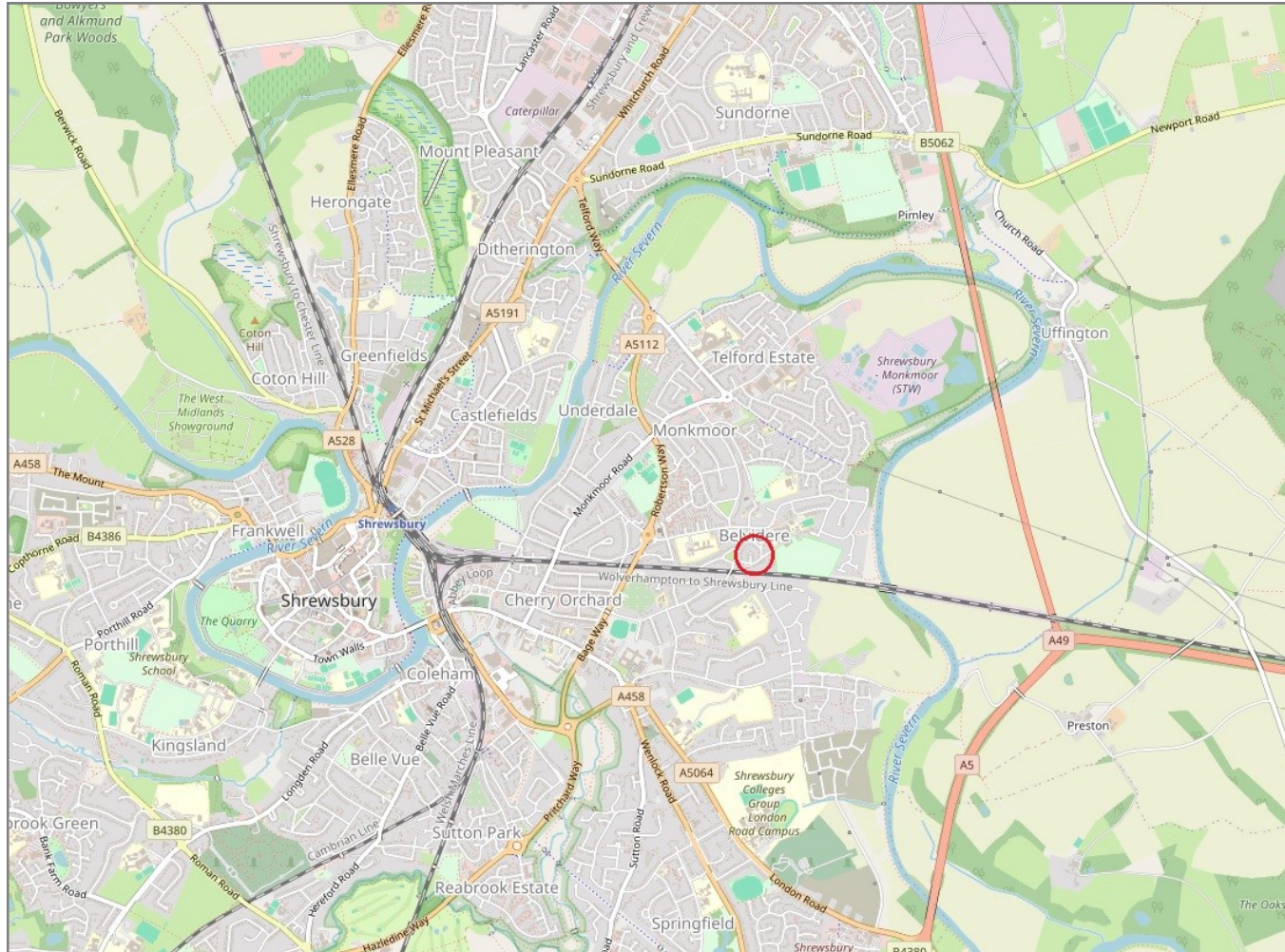
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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