



2 Cadman Place, The Old Meadow, Shrewsbury, SY2 6AN

4 bedroom townhouse—£430,000 Freehold

2 Cadman Place, The Old Meadow, Shrewsbury, SY2 6AN

Coopergreenpooks.co.uk

£430,000 Freehold—4 bedroom townhouse

sales@cgpooks.co.uk

Occupying a lovely quiet position within a popular modern development, this thoughtfully-designed town house has been upgraded to provide spacious and practical accommodation over three floors, finished to a high standard throughout. The property is located within a short walk of the town centre, while benefitting from stunning views over the banks of the River Severn, as well as a private rear garden, parking and single garage.

KEY FEATURES

- Impressive entrance hall with useful storage, turning staircase to landing, and a beautifully re-fitted cloakroom
- Contemporary open plan kitchen/dining room with integrated appliances and glazed double doors to the rear garden
- Lovely first floor living room with adjoining balcony offering superb views
- Master bedroom, complete with dressing area, built in wardrobes, en-suite shower room and balcony to front. The en-suite has been extended, incorporating the previous cloakroom, to now include a large walk-in shower, sink and vanity unit
- On the second floor are three further bedrooms, a separate family bathroom and en-suite to bedroom two
- Gas fired central heating, double glazed windows and made to measure curtains and blinds
- Enclosed rear garden, laid to artificial lawn, with a paved terrace and gated access to fantastic riverside walks
- Private driveway providing parking for two cars and integral garage which has been partially converted into a practical utility
- The Riverside Meadow is a secure, gated development which has been well designed with attractively landscaped communal gardens and direct access to the River Severn
- A great location, just a stone's throw from a range of excellent amenities, bars and restaurants, and less than a five minute walk from the heart of the town centre
- Sold with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk

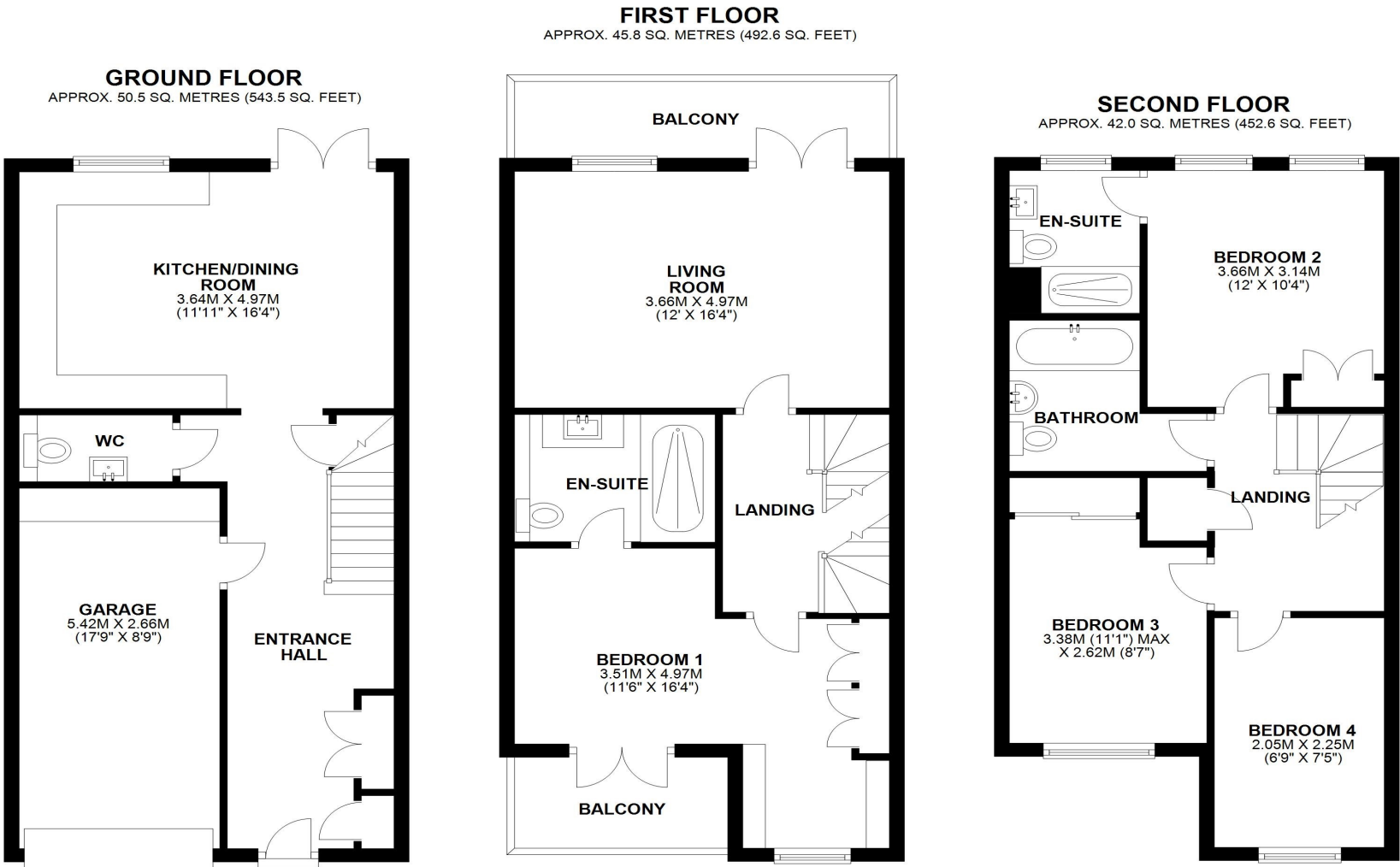


2 Cadman Place, The Old Meadow, Shrewsbury, SY2 6AN

Coopergreenpooks.co.uk

£430,000 Freehold—4 bedroom townhouse

sales@cgpooks.co.uk



TOTAL AREA: APPROX. 138.3 SQ. METRES (1488.7 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.













2 Cadman Place, The Old Meadow, Shrewsbury, SY2 6AN

£430,000 Freehold—4 bedroom townhouse

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



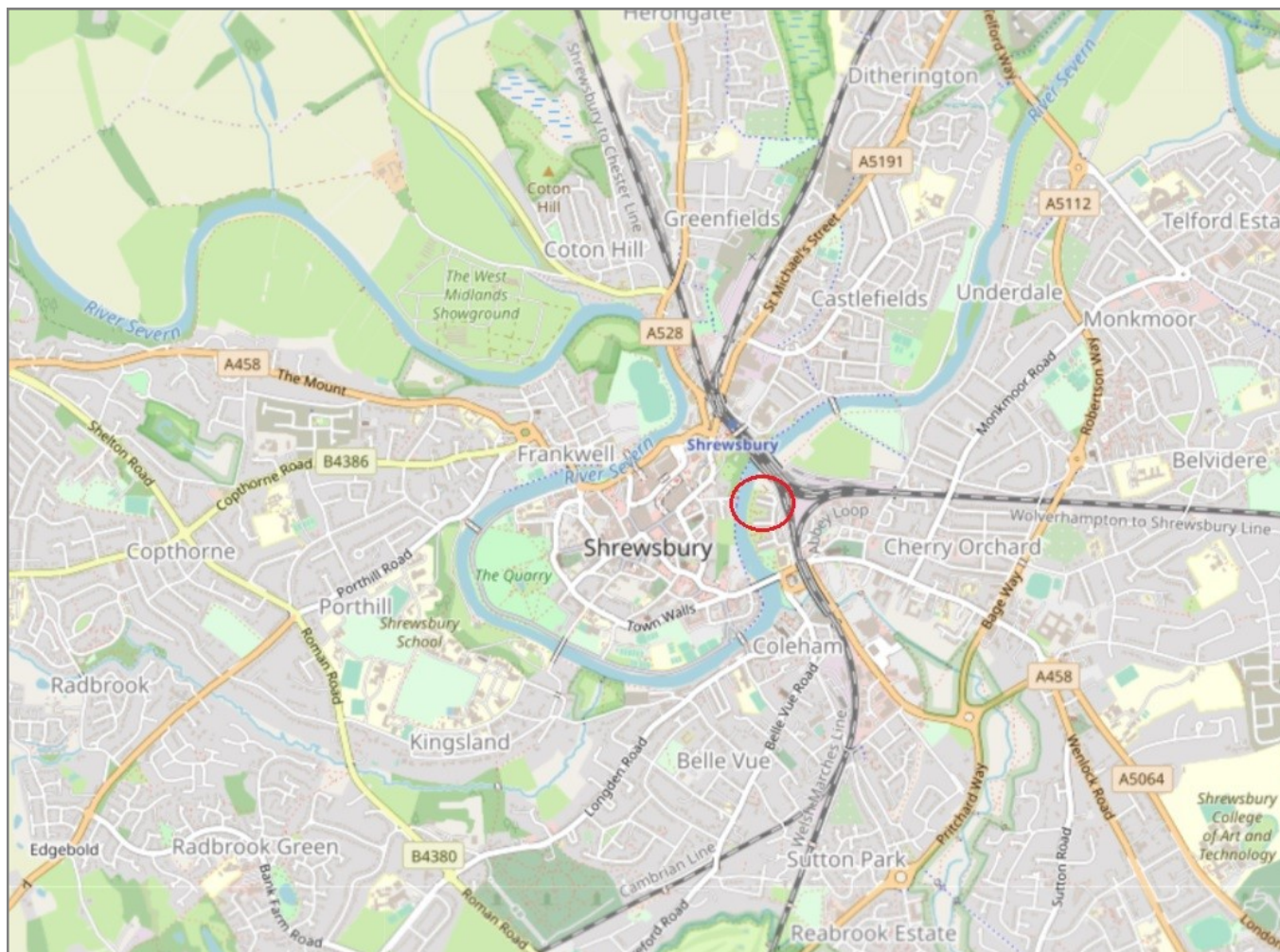
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Cadman Place, The Old Meadow, Shrewsbury, SY2 6AN

Coopergreenpooks.co.uk

£430,000 Freehold—4 bedroom townhouse

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.