



**73 Hendrick Crescent, Shrewsbury, SY2 6JF**

3 bedroom terraced house—£250,000 Freehold



# 73 Hendrick Crescent, Shrewsbury SY2 6JF

£250,000 Freehold—3 bedroom terraced house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

This neatly presented terraced property provides thoughtfully designed and practical accommodation, situated within a popular modern development, while benefiting from a private rear garden and parking for two cars.

## KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to landing
- Well-fitted kitchen, with integrated oven/hob and window to front
- Open plan living/dining room with useful under stairs storage and glazed double doors to the rear garden
- Master bedroom with built in wardrobe and en-suite shower room
- Two further bedrooms and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private garden, laid to lawn with paved terrace and gated access to the rear
- Driveway parking for two cars
- A great location, just a short distance from an excellent range of amenities, Meole Brace retail park, road links via the bypass and only a couple of miles from the town centre
- Ideal for first time buyers, families and investors

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

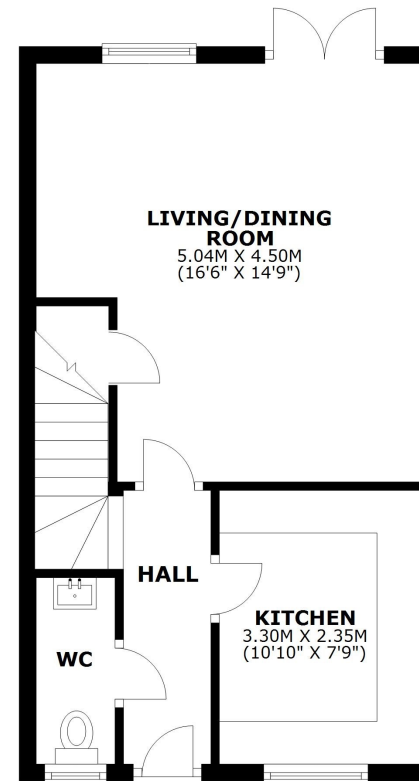
[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666



[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

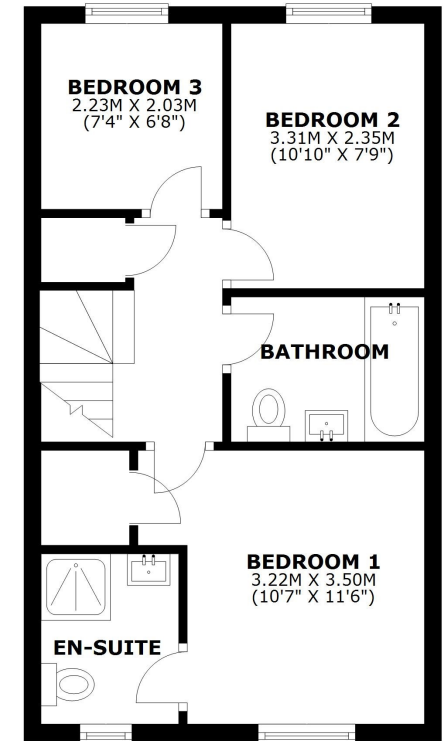
## GROUND FLOOR

APPROX. 37.0 SQ. METRES (398.7 SQ. FEET)



## FIRST FLOOR

APPROX. 37.0 SQ. METRES (398.7 SQ. FEET)



TOTAL AREA: APPROX. 74.1 SQ. METRES (797.4 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.











## 73 Hendrick Crescent, Shrewsbury SY2 6JF

£250,000 Freehold—3 bedroom terraced house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666





# 73 Hendrick Crescent, Shrewsbury SY2 6JF

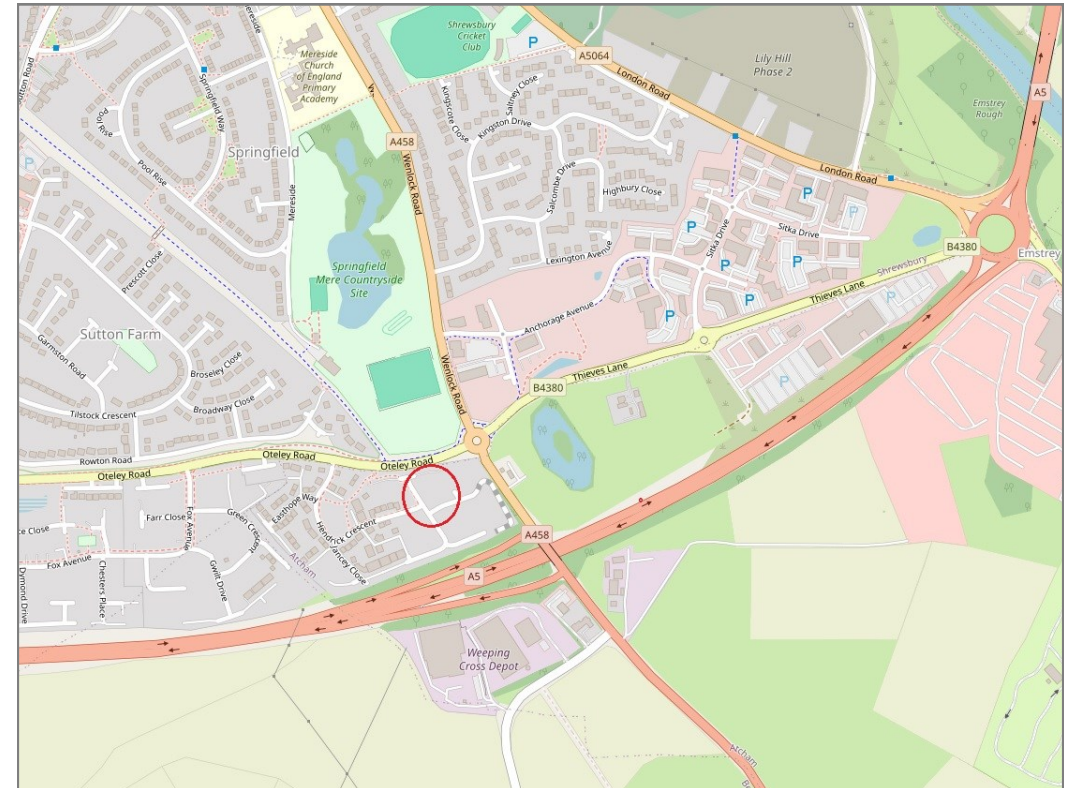
£250,000 Freehold—3 bedroom terraced house

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>Band B</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.

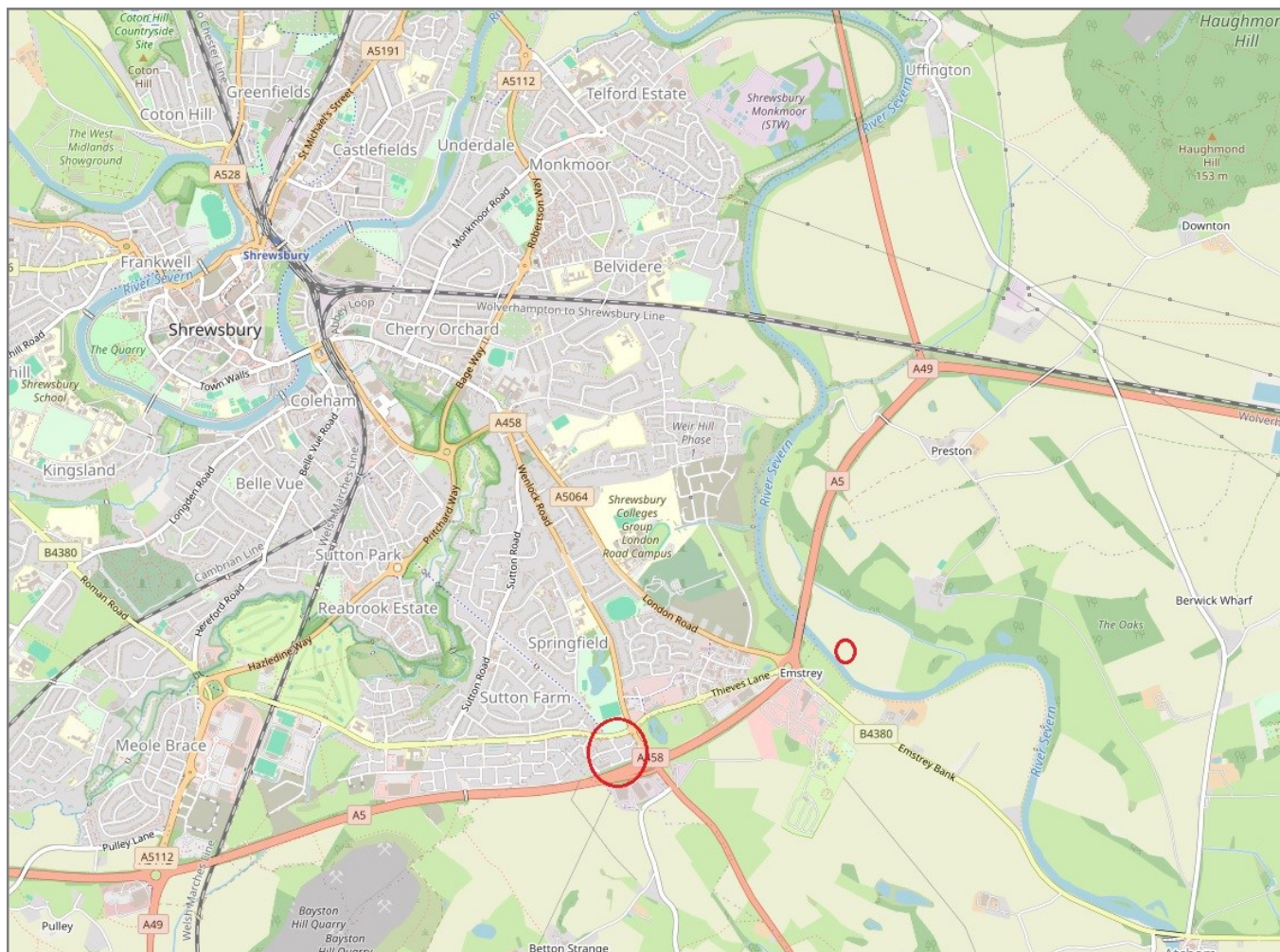


# 73 Hendrick Crescent, Shrewsbury SY2 6JF

Coopergreenpooks.co.uk

£250,000 Freehold—3 bedroom terraced 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.