



## 5 Coffee House Passage, Shrewsbury, SY1 1LH

3 bedroom duplex apartment—£235,000 Leasehold



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

Occupying a fantastic position, tucked away within the heart of the town centre, this individually designed duplex apartment offers well-proportioned accommodation and benefits from two private terraces.

### KEY FEATURES

- Private front door and hallway with staircase to the first floor
- Large open plan living/dining room with windows to two elevations
- Well-fitted separate kitchen with integrated appliances
- There are two private roof terraces, accessed via the living area and kitchen
- A staircase leads to the spacious first floor landing, from which there are three bedrooms and a family bathroom with shower
- Double glazed windows and electric heating
- A superb location, just off the market square, a stone's throw from Shrewsbury's excellent range of bars, restaurants and main shopping thoroughfares
- The property would be ideal for a first-time buyer/owner occupier and could also be used as a fantastic holiday let or AirBnB
- Sold vacant with no upward chain

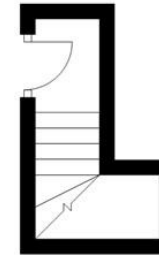
Cooper Green Pooks  
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Shrewsbury  
SY1 1QF

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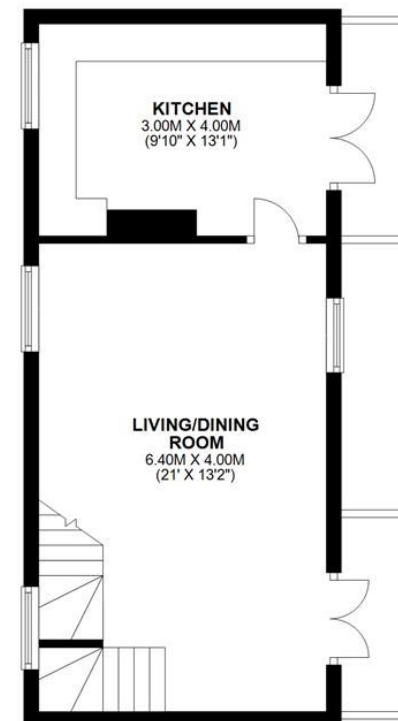


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**GROUND FLOOR**  
APPROX. 3.2 SQ. METRES (34.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 35.5 SQ. METRES (381.8 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.2 SQ. FEET)

**SECOND FLOOR**  
APPROX. 34.8 SQ. METRES (374.7 SQ. FEET)











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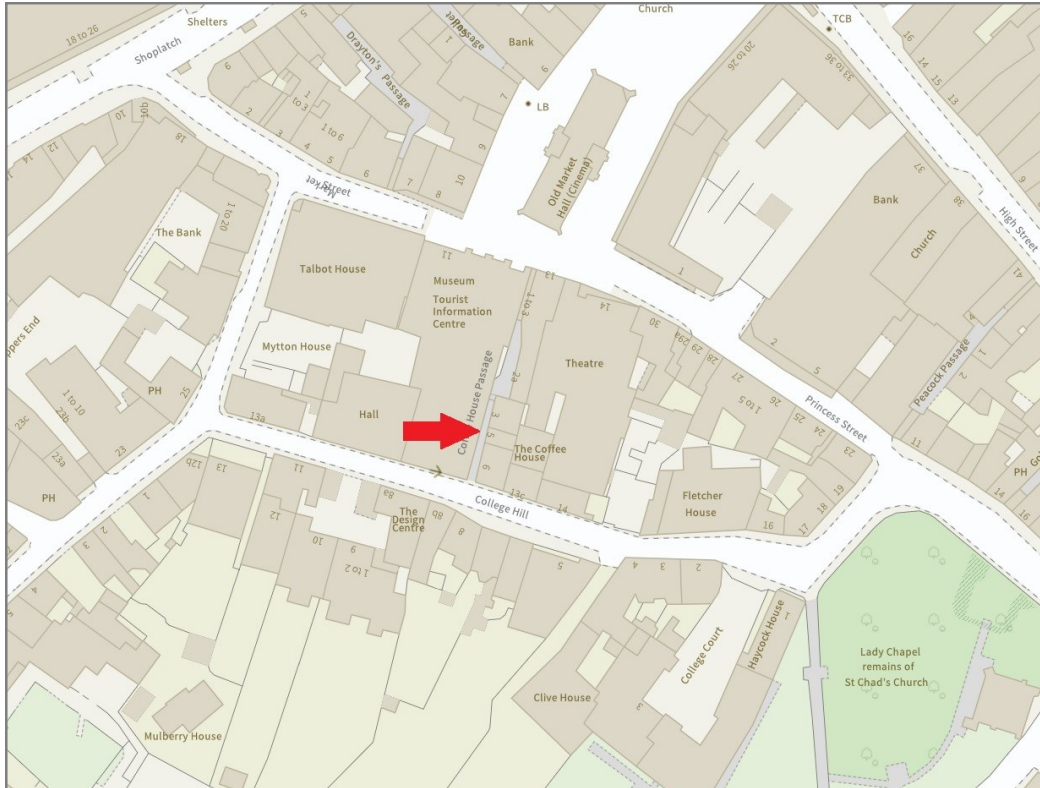
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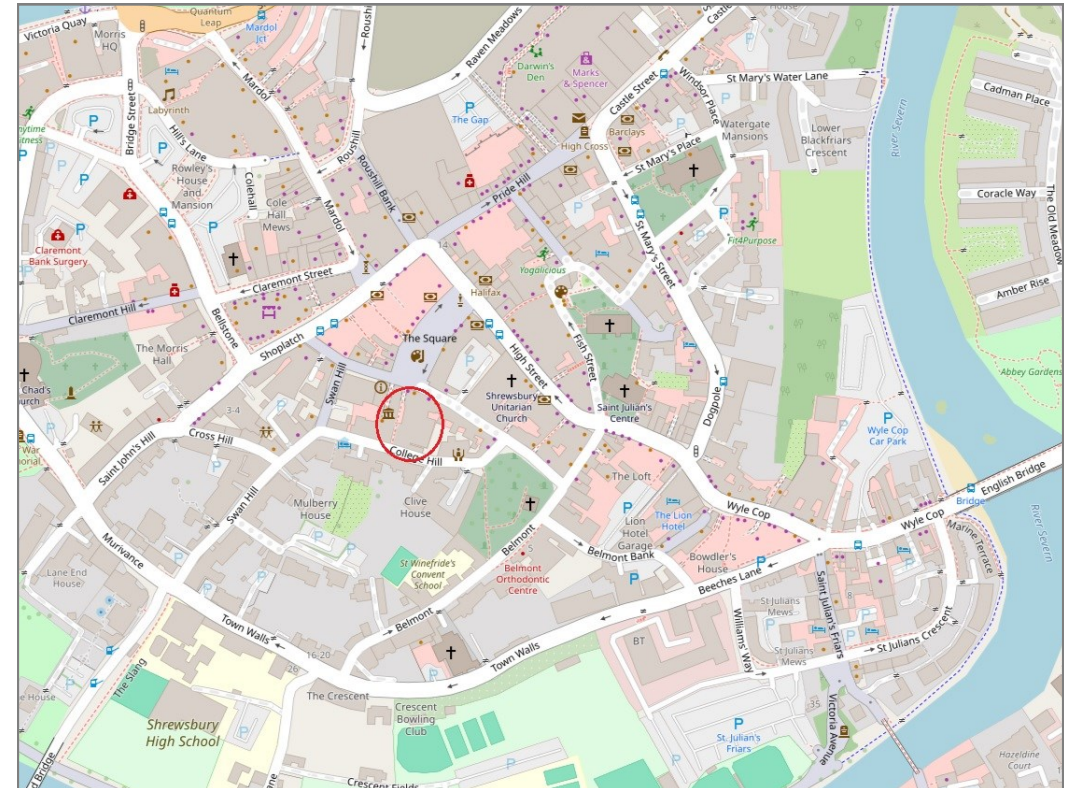
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**BOUNDARIES NOT CONFIRMED**



Tenure  
Lease Length

Leasehold  
999 years

Local Authority  
Council Tax  
EPC Band  
Services

Shropshire Council  
Band B  
Band D  
Mains electricity, drainage and water are connected



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