



## **2 Spinney Path, Monkmoor, Shrewsbury SY2 5PR**

2 bedroom end terraced house—£189,950 Freehold



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Coopergreenpooks.co.uk

£189,950 Freehold— 2 bedroom end terraced house

sales@cgpooks.co.uk

This spacious end of terrace property has been recently improved to provide thoughtfully designed, while being tucked away in a quiet position, a short distance from some excellent amenities, primary school, and less than two miles from the town centre.

### KEY FEATURES

- Good sized entrance hall with staircase to landing
- Living room opening to lovely kitchen/dining room with windows to three elevations and access to rear garden
- Modern fitted kitchen, complete with integrated appliances
- Large master bedroom with plenty of built in storage
- A further double bedroom and re-fitted family bathroom
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace and gated access to side
- Conveniently located residents parking area
- Sold with no upward chain

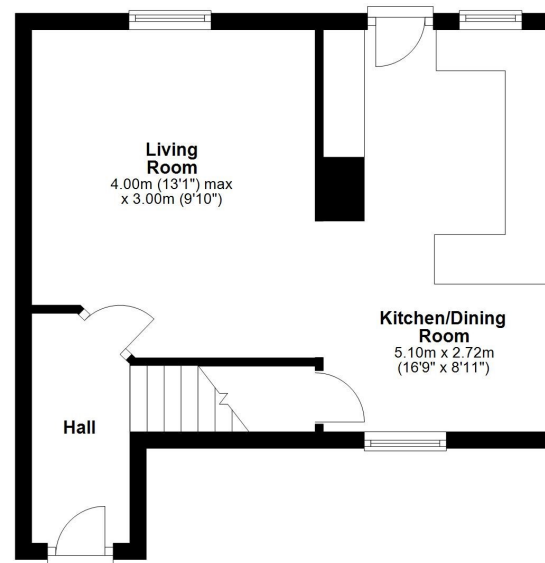
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Shrewsbury  
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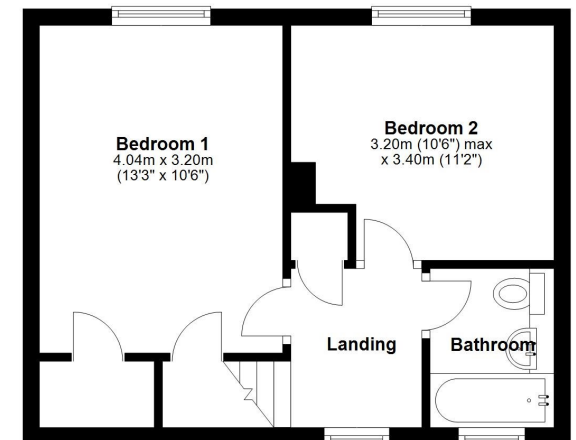
### Ground Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 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.







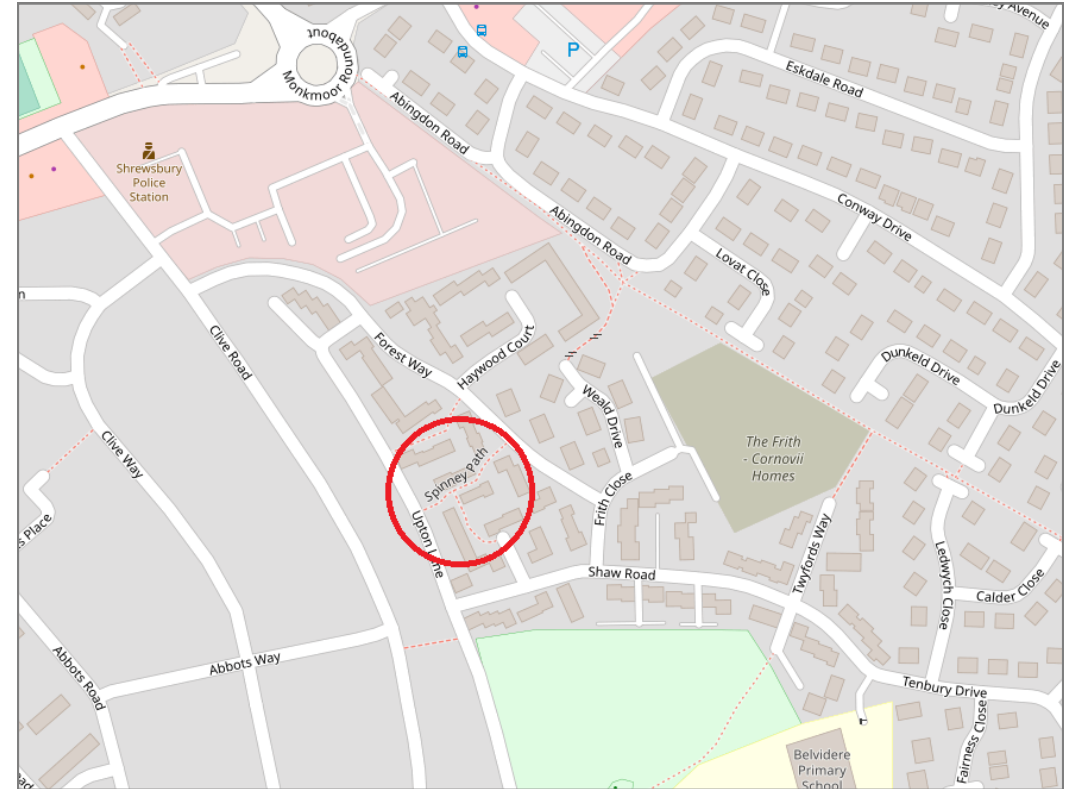




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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC	<b>Band C</b>
Services	<b>All mains services are connected.</b>

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



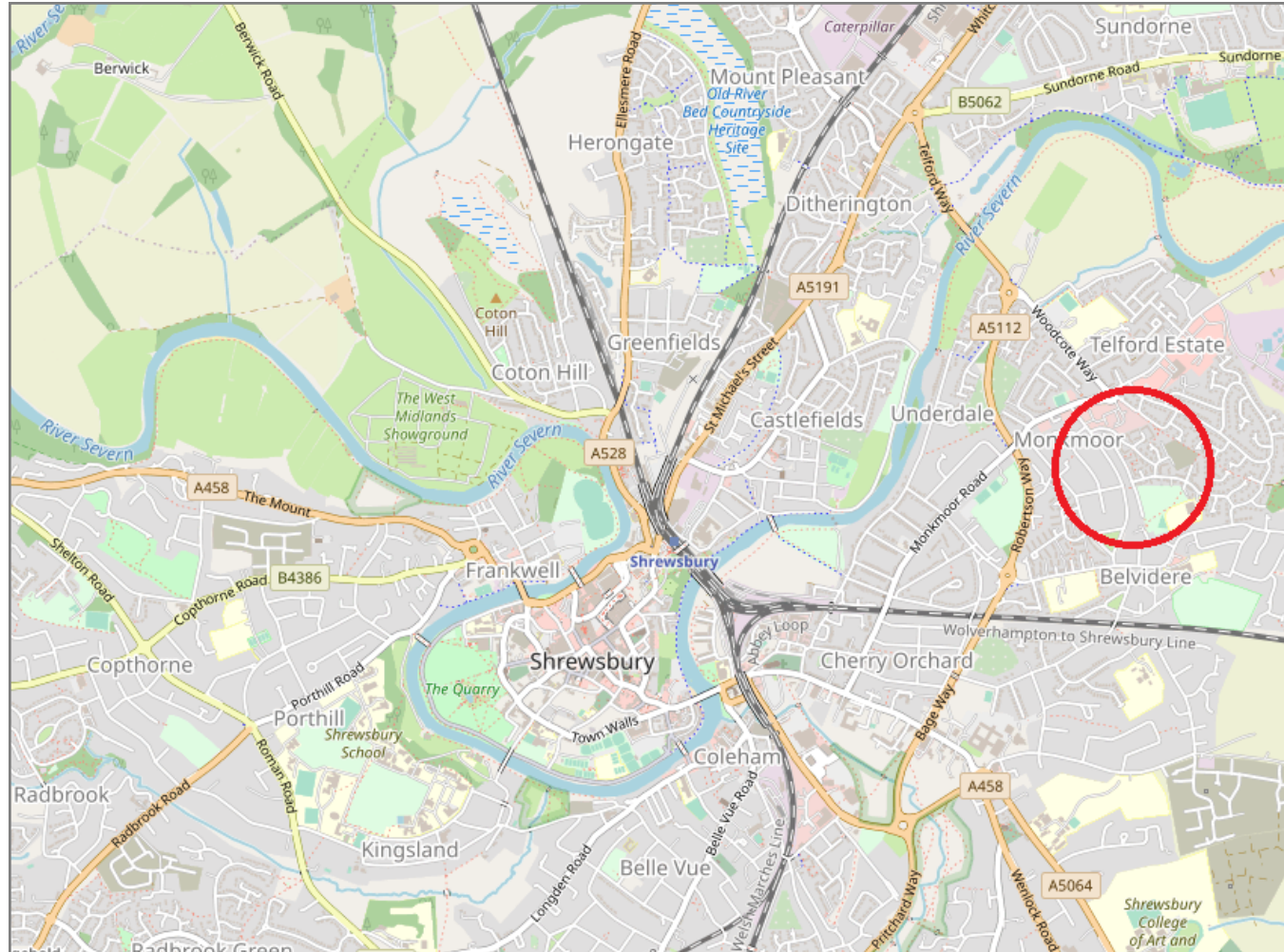
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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