



9 Berwick Avenue, Coton Hill, Shrewsbury SY1 2NT

3 bedroom semi-detached house—£235,000 Freehold

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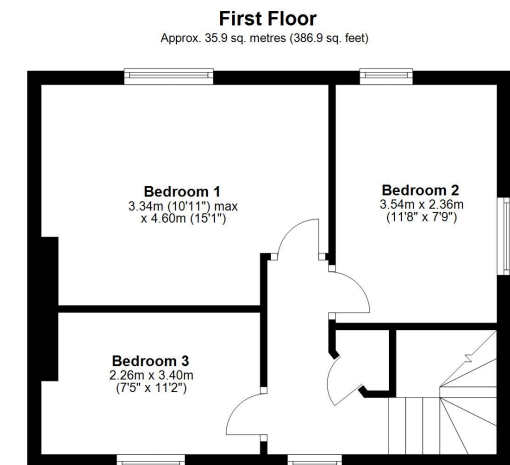
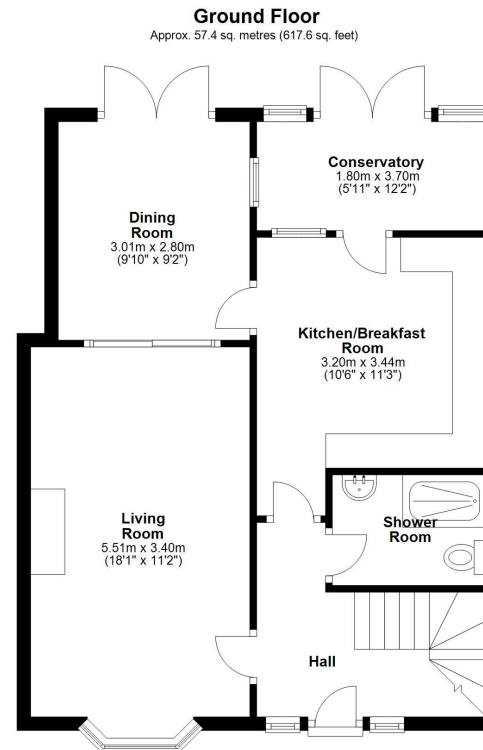
£235,000 Freehold—3 bedroom semi-detached house

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Occupying a fantastic plot within a popular residential area, less than a mile from the town centre, this extended semi-detached house offers plenty of potential, while benefitting from an extensive gated driveway, detached garage, private gardens, and useful outbuildings.

KEY FEATURES

- Good sized entrance hall with turning staircase to a light and spacious landing
- Living room with feature fireplace and bay window to front
- Fitted kitchen/breakfast room providing access to the conservatory and separate dining room, both of which open onto the rear garden. The dining room also has a new roof and uPVC glazed doors
- There is also a modern shower room on the ground floor
- On the first floor are three bedrooms, two doubles and a generous single
- uPVC double glazed windows and gas fired central heating
- Private gardens to the rear, side and front, comprising areas of lawn, paved terraces, planted borders and well-stocked raised beds
- Gated block paved driveway providing plenty of parking and access to the detached single garage
- Although in need of general modernisation throughout, this property sits within a very unique plot, allowing for plenty of potential to extend and improve where required
- A superb location, just a short walk from the train station and town centre, as well as some lovely countryside and riverside walks
- Sold with no upward chain



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)





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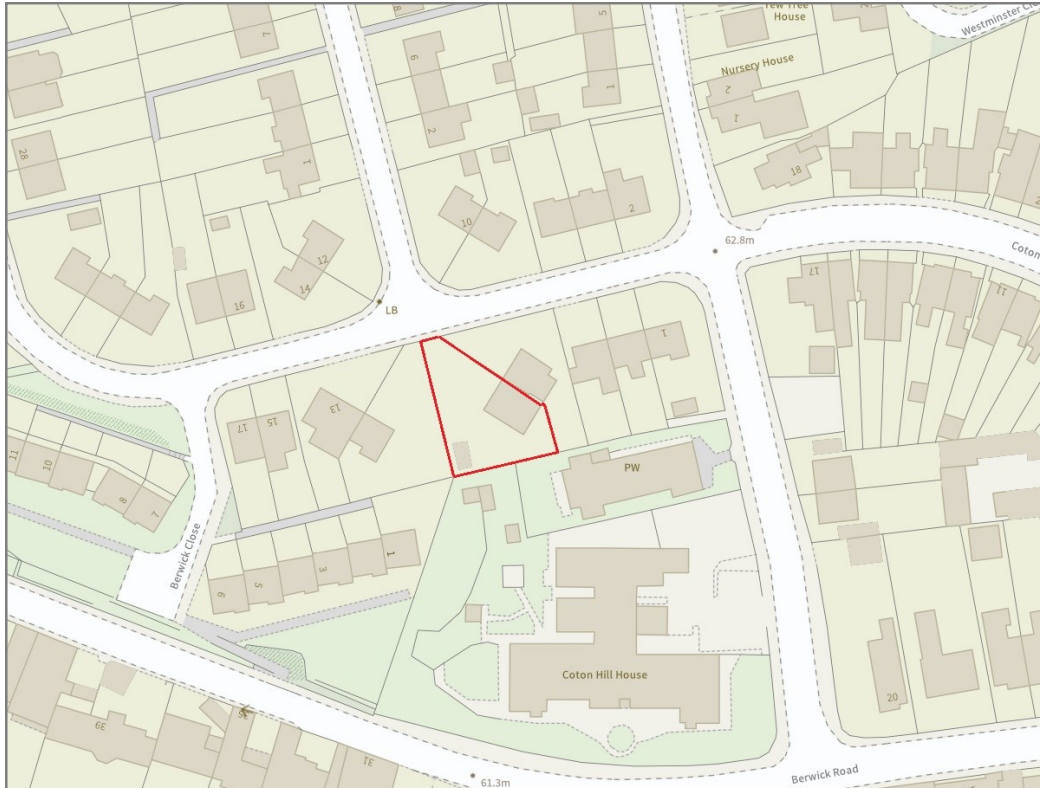
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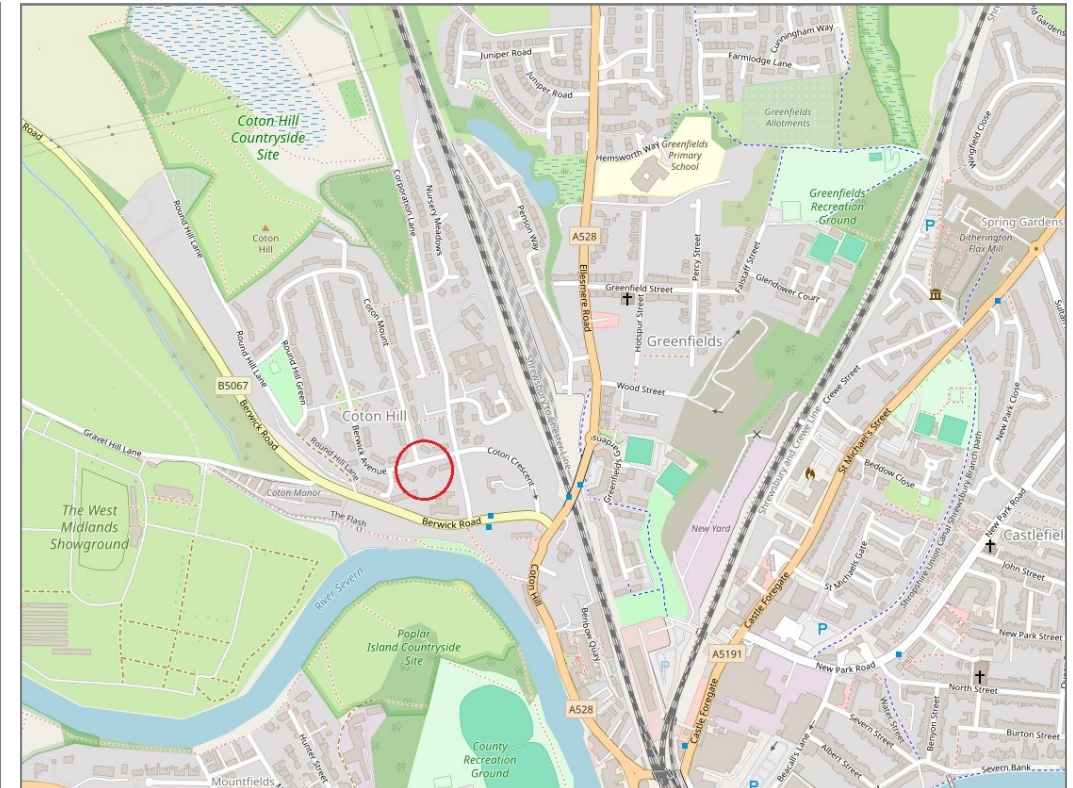
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
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.

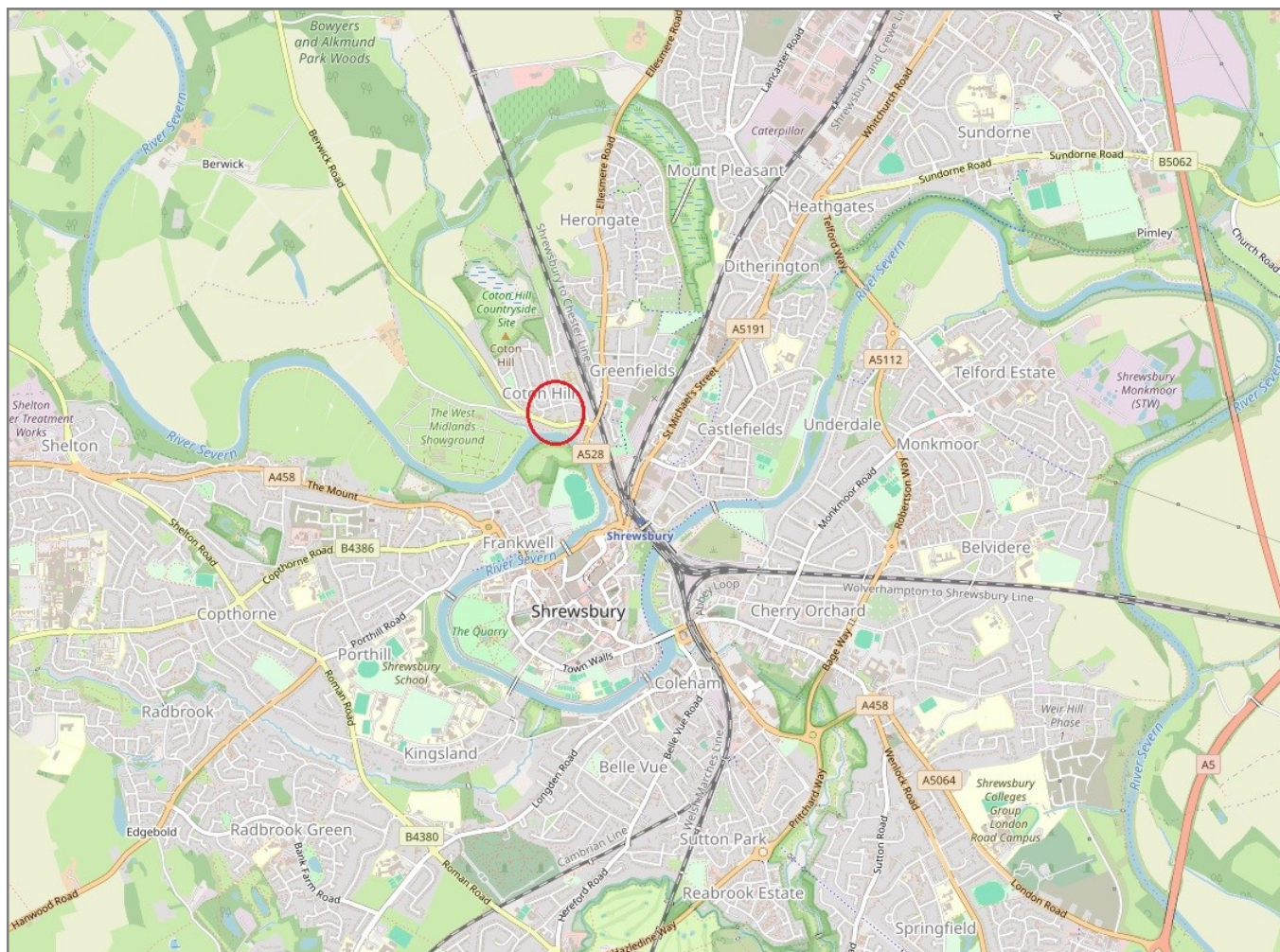
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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