



**44 Darville, Castlefields, Shrewsbury SY1 2UG**

2 bedroom semi-detached house—£210,000 Freehold



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£210,000 Freehold—2 bedroom semi-detached house

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

Well situated in a quiet residential area just a short distance from the town centre and river walks, this neatly presented semi-detached house offers good sized accommodation, whilst benefiting from a private driveway and garden.

### KEY FEATURES

- Covered entrance to living room with window to front and staircase to landing.
- Kitchen/dining room with wood effect flooring, fitted units, window to side and glazed panelled double doors to conservatory which also opens to the garden.
- 2 bedrooms and a bathroom.
- Double glazed windows and recently installed electric heaters.
- Established front garden and an adjoining driveway that provides parking for about 3 cars and leads to the rear of the property.
- Private rear garden which is mainly lawned with mature borders and a paved sun terrace.
- Walking distance to local amenities, lovely river walks, railway station and town centre.
- No onward chain.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

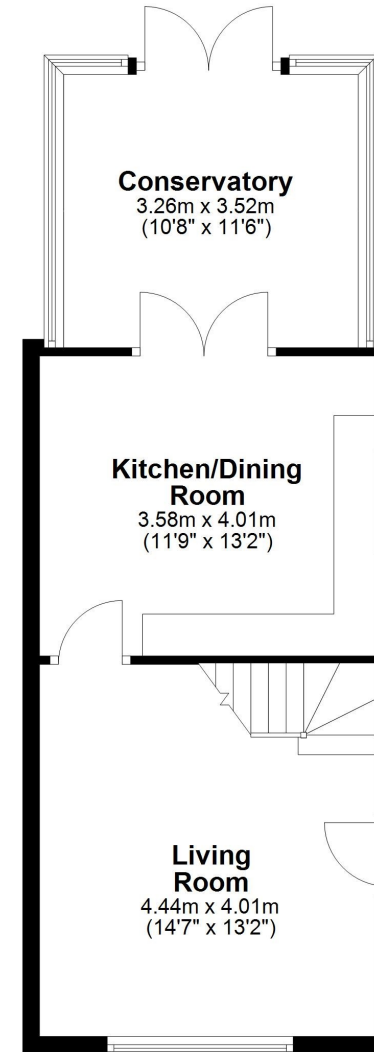
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01743 276666



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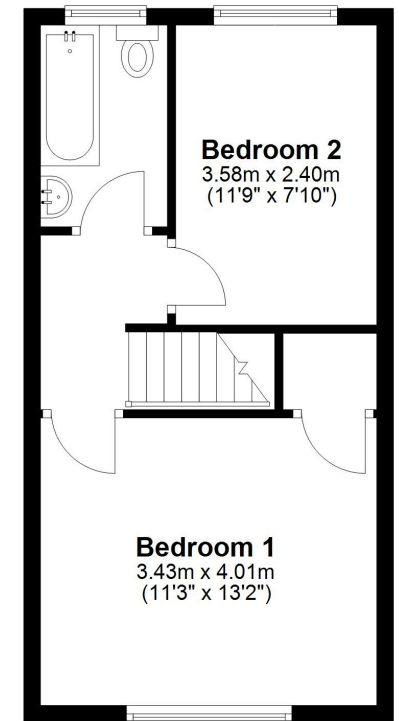
### Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



### First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)











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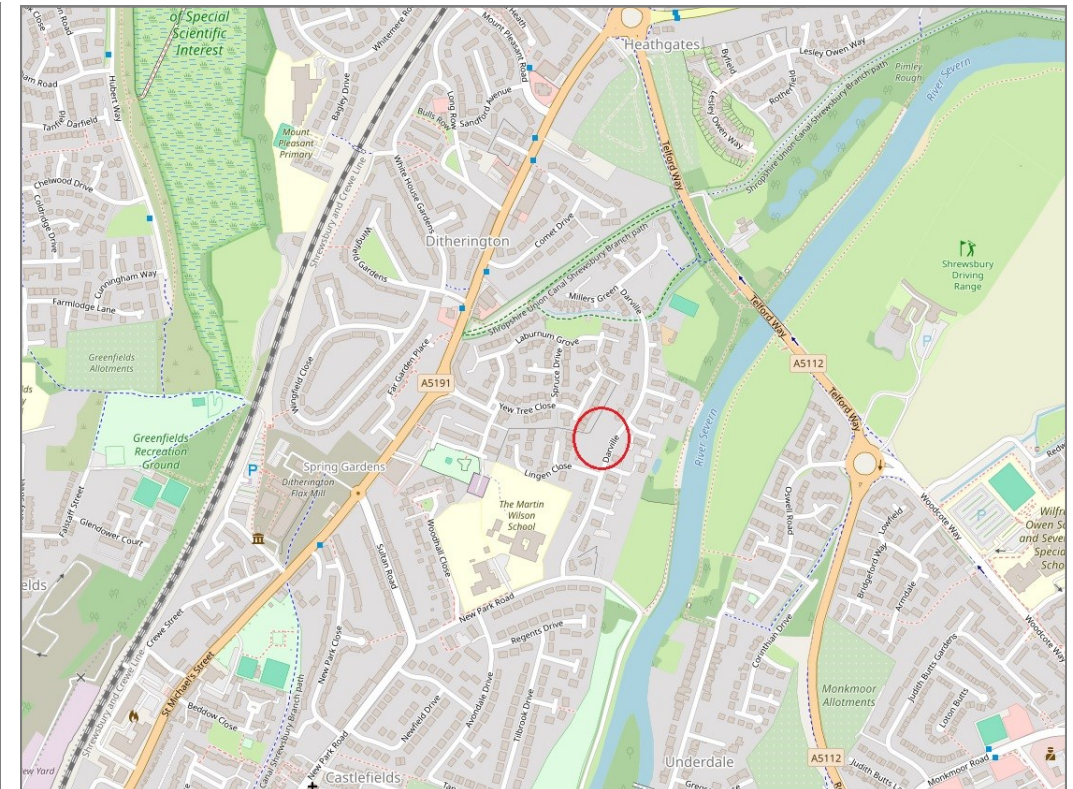
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is electric</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.

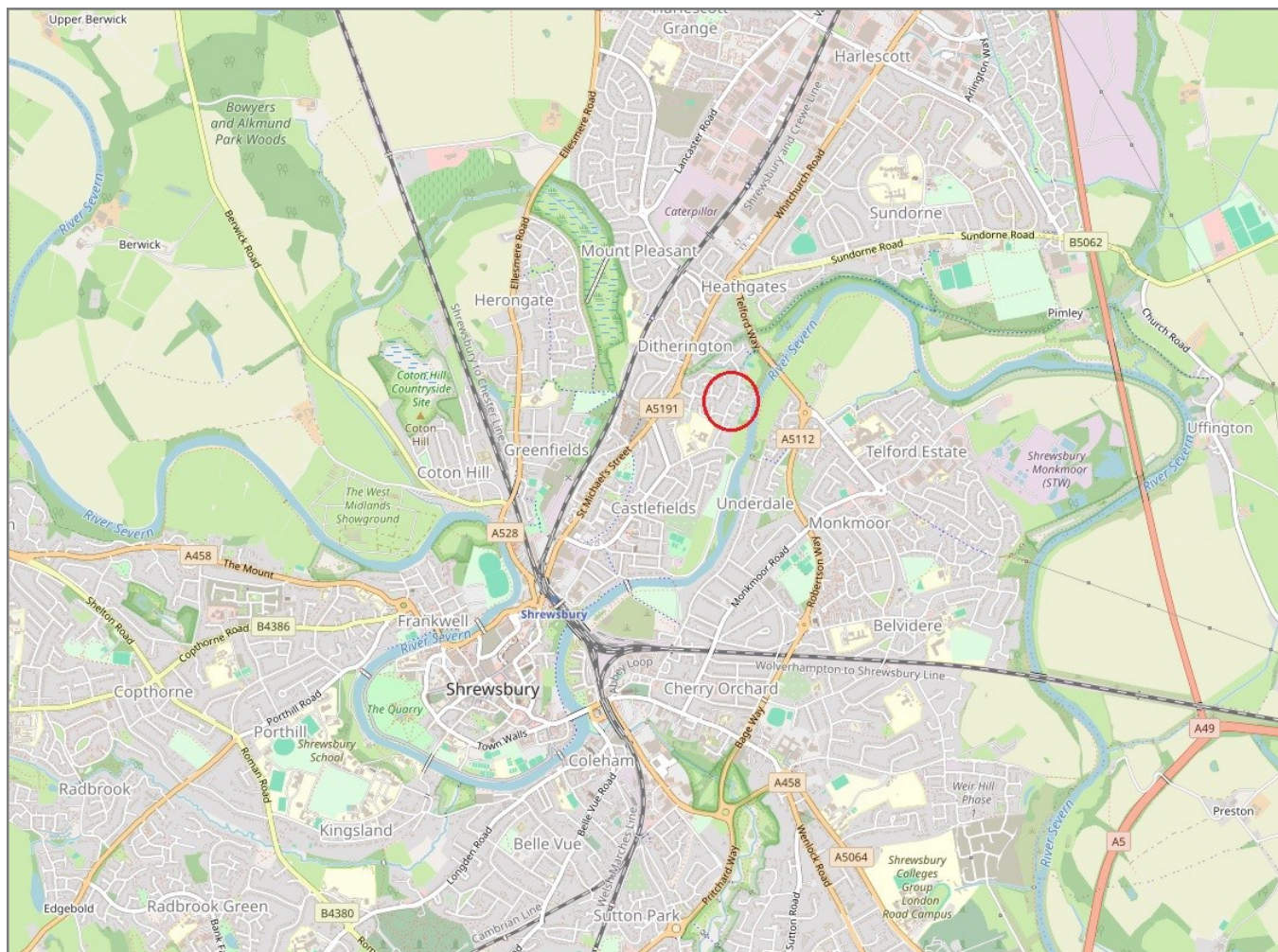


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