



## **2 Longden Gardens, Coleham, Shrewsbury SY3 7EG**

2 bedroom semi-detached house—£325,000 Freehold



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

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

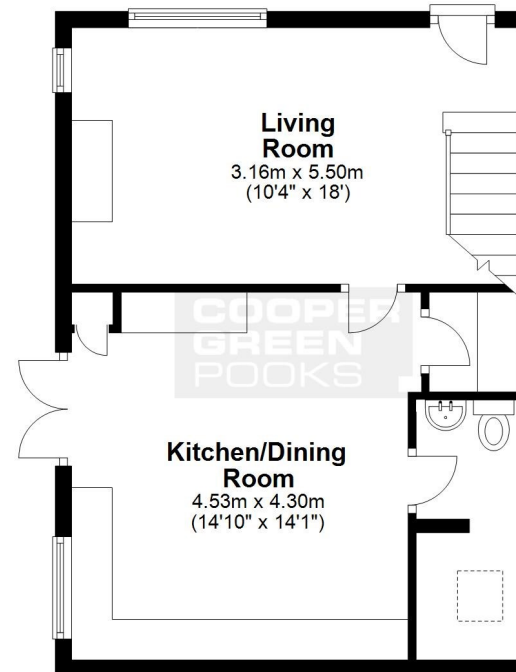
A very attractive semi-detached cottage tucked away in a fantastic position just a few minutes' walk from Coleham and the town centre, with the added advantage of an adjoining private driveway and lovely garden.

### KEY FEATURES

- Improved and very well presented accommodation with double glazed windows and gas fired central heating.
- Covered entrance to Living room with feature fire place.
- Impressive open plan kitchen/dining room with roof light and glazed double doors to outside.
- Recently re fitted range of good quality units, including integrated appliances.
- Utility and a good sized wet room with underfloor heating and roof light.
- Spacious landing, 2 double bedrooms with original fireplaces and recently refitted bathroom.
- Extensive private driveway providing parking for at least 2 cars.
- Gated access to a lovely private south west facing garden, which is mainly graveled and paved for easy maintenance. There is also a garden store included in the sale.
- Potential to extend or develop further, subject to planning consent.
- Quiet and private location in a very popular part of the town. Just a stone's throw from the excellent and varied amenities of Coleham and the outstanding primary school, as well as being a short walk from the town centre.

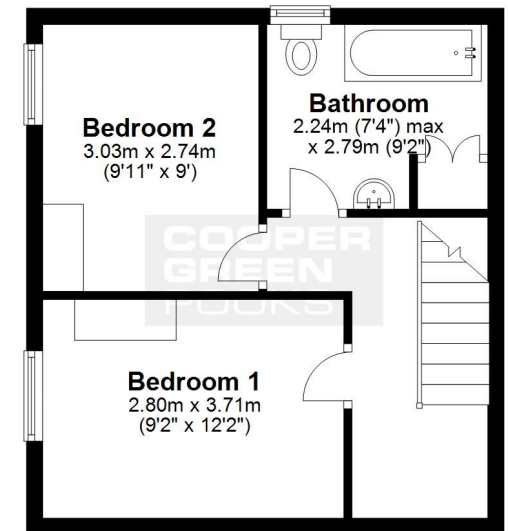
### Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 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.











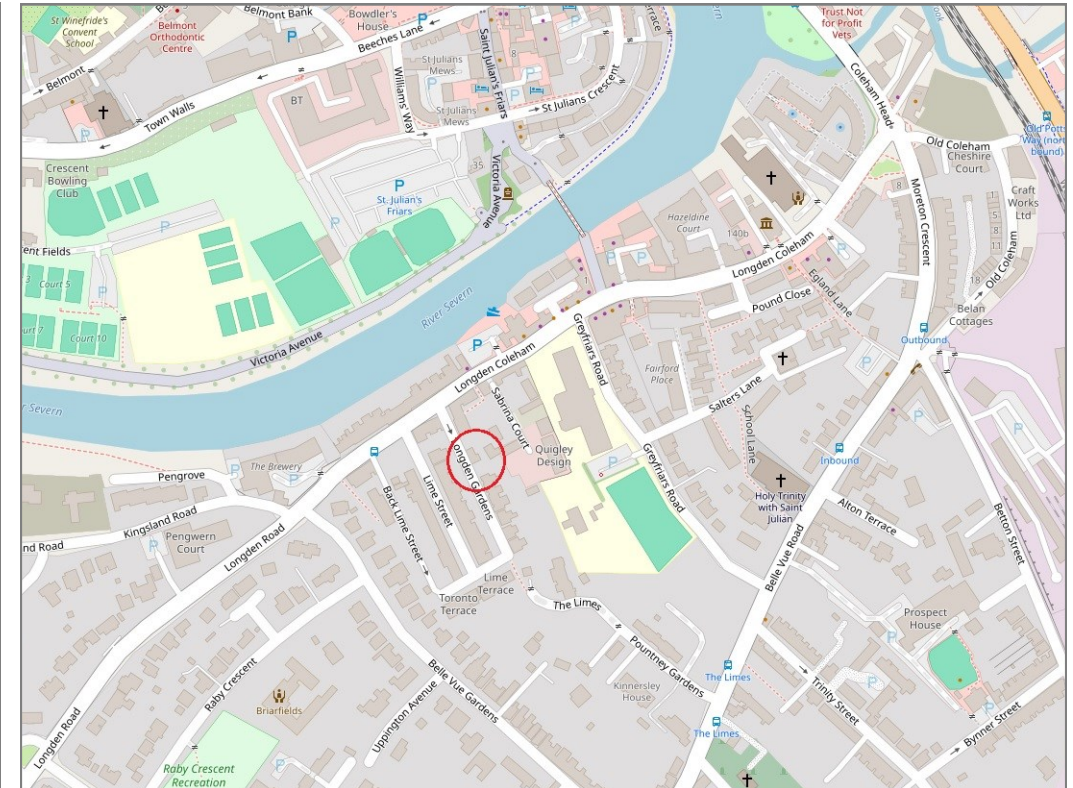




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**BOUNDARIES NOT CONFIRMED**

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

**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.

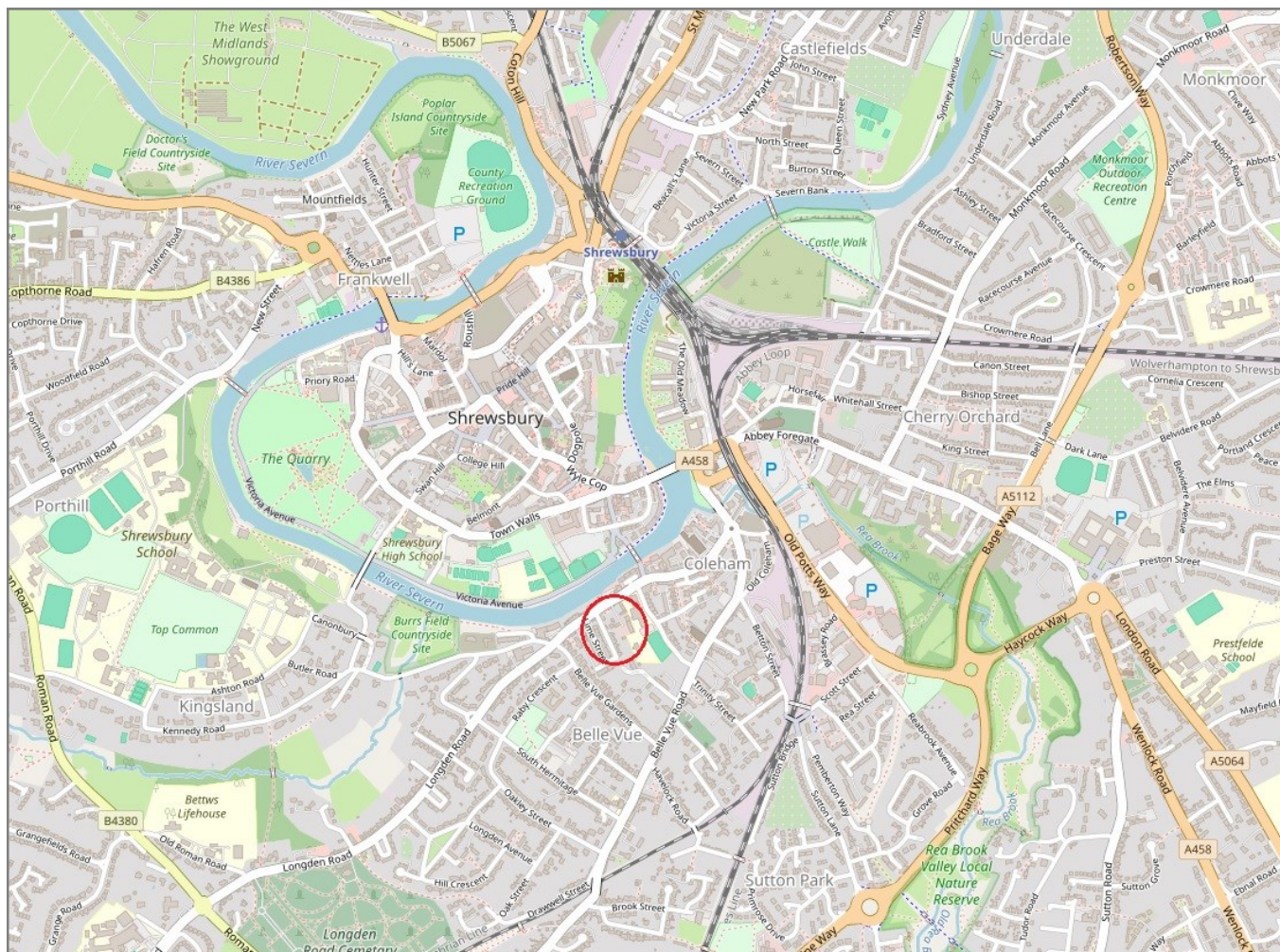


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