



7 The Carriageworks, Dogpole, Shrewsbury SY1 1EZ

2 bedroom second floor apartment — £285,000 Leasehold

7 The Carriageworks, Dogpole, Shrewsbury SY1 1EZ

Coopergreenpooks.co.uk

£285,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

Occupying a lovely, elevated position within an exclusive converted building of character, this thoughtfully designed and well-proportioned town centre apartment benefits from stunning views over the River Severn, English Bridge, The Abbey and Shropshire Hills, as well as secure gated parking.

KEY FEATURES

- Neatly kept communal entrance hall and staircase to the second floor
- Good sized private hallway with telephone and camera intercom system
- Impressive living/dining room with window and glazed door with Juliette balcony offering views to the rear
- Separate fitted kitchen, complete with integrated appliances
- Two double bedrooms with built in wardrobes and a pleasant outlook, a family shower room and en-suite bathroom to bedroom one
- Double glazed windows and gas fired central heating
- Designated parking space and storage within ground floor garage which has automatic gated access and intercom system
- The property is conveniently situated within this beautiful converted building, just a stone's throw from a range of bars, restaurants and main shopping areas
- Sold with no upward chain

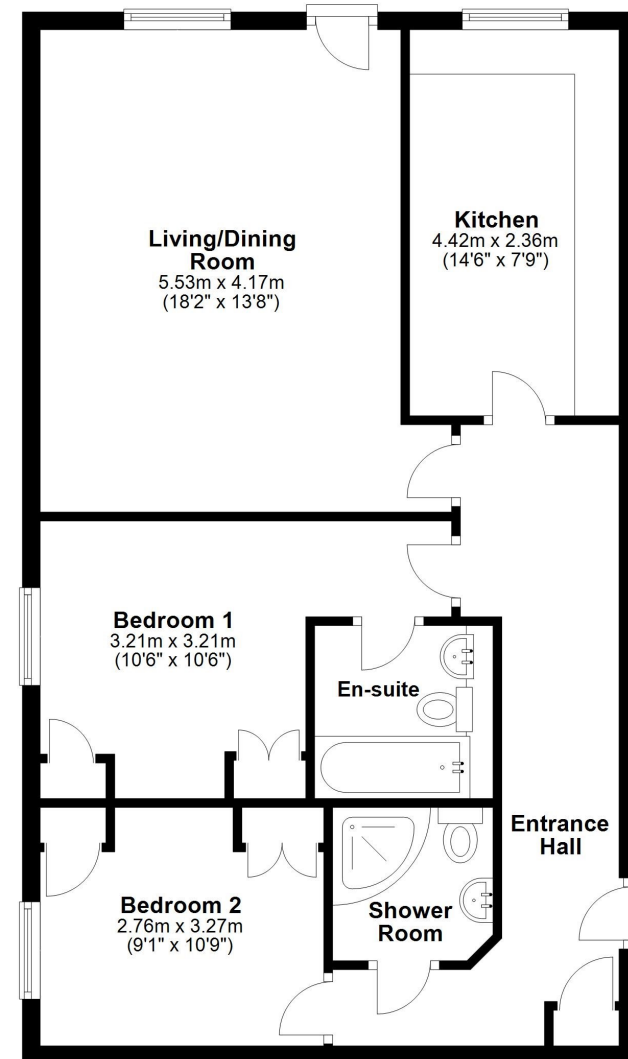
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Second Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 sq. feet)



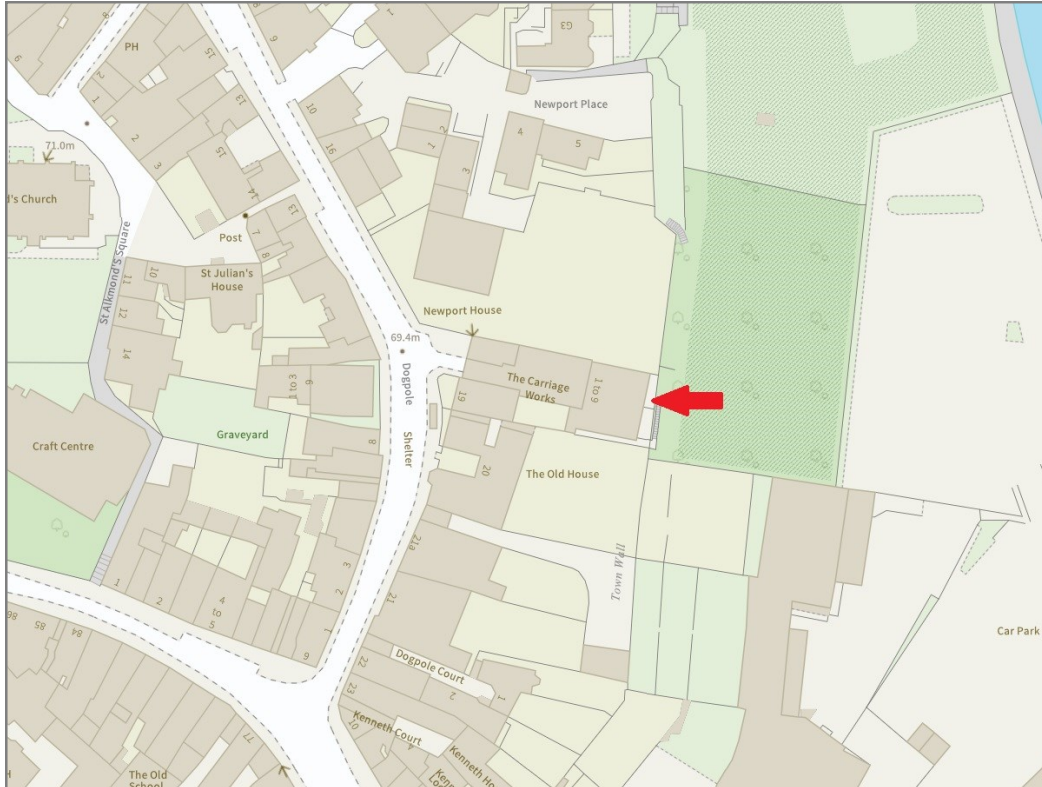




7 The Carriageworks, Dogpole, Shrewsbury SY1 1EZ

£285,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease Length	150 years from 2005
Service Charge	£2,975 (Jan 2025—Dec 2025)

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

7 The Carriageworks, Dogpole, Shrewsbury SY1 1EZ

Coopergreenpooks.co.uk

£285,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.