



**44 Mytton Oak Road, Shrewsbury SY3 8UD**

2 bedroom semi-detached house—£175,000 Freehold

# 44 Mytton Oak Road, Shrewsbury SY3 8UD

Coopergreenpooks.co.uk

£175,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

This characterful and charming 3 storey cottage is tucked away in a secluded position within an attractive terrace of similar properties, in the popular Copthorne area of town.

## KEY FEATURES

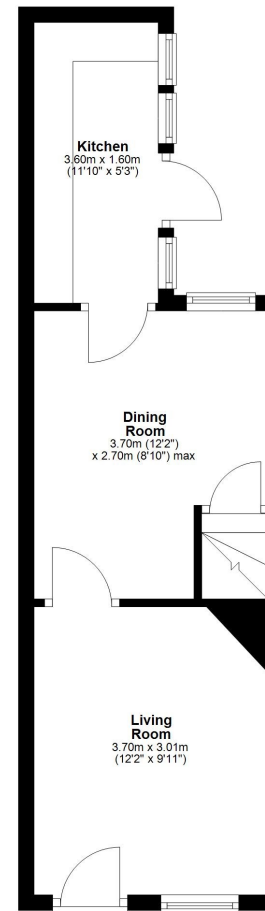
- Entrance porch to living room with exposed beams, feature fireplace with gas fire and window to front.
- Separate dining room with original painted stone walking and brickwork, as well as window to rear.
- Fitted kitchen with doors to dining room and also the rear courtyard.
- Door to an enclosed staircase from dining room to the first-floor landing, where there is a good-sized shower room and a double bedroom.
- Staircase from first floor landing to second floor, where there is a further double bedroom and good built-in storage.
- Paved courtyard garden to rear and an attractive lawned garden to front with established beds and hedging. There is also a garden store included in the sale.
- Set well back from the road in a secluded position, yet just a stones throw from the Mytton Oak Road shopping complex and within walking distance of local schools, good pub and the RSH.
- No onward chain.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

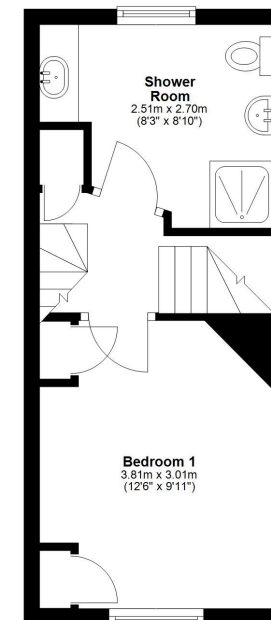
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01743 276666



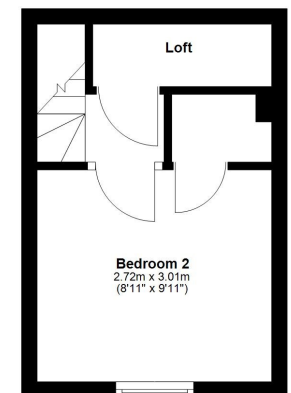
**Ground Floor**  
Approx. 28.5 sq. metres (306.7 sq. feet)



**First Floor**  
Approx. 21.2 sq. metres (228.1 sq. feet)

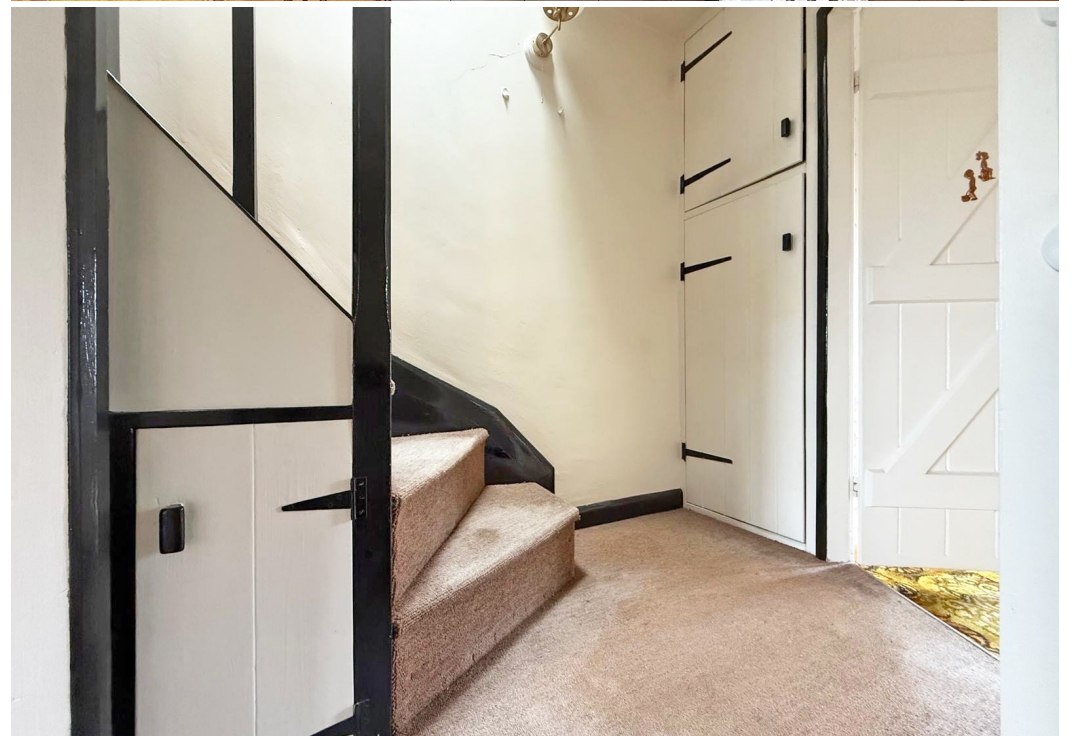
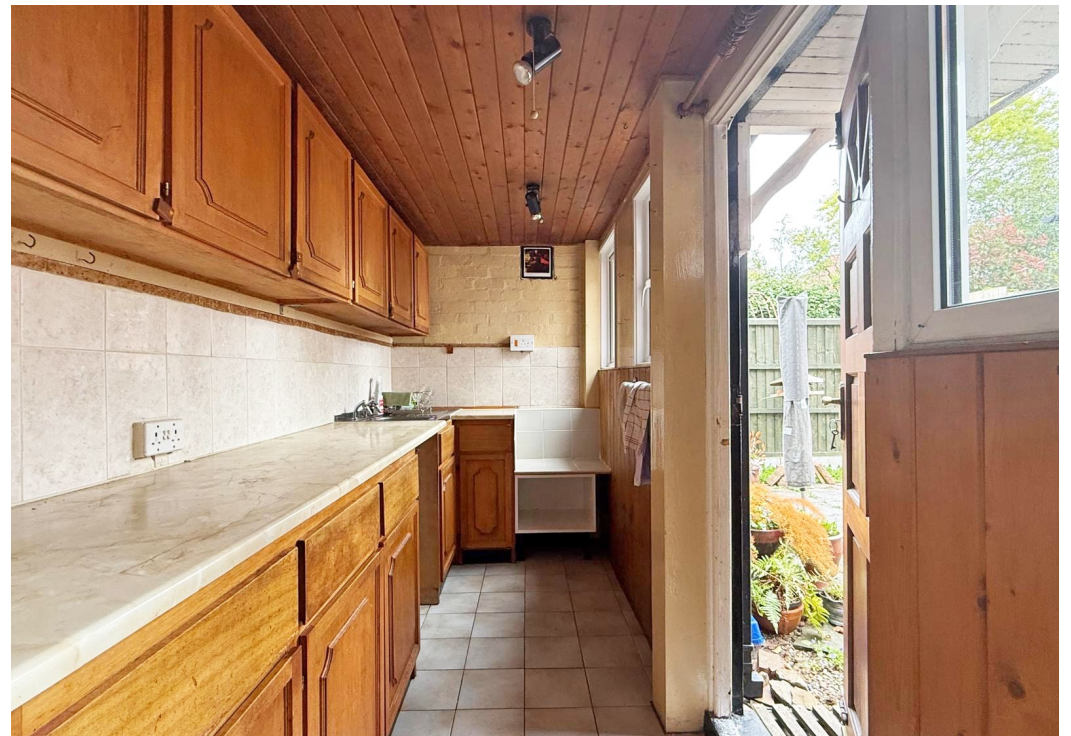


**Second Floor**  
Approx. 13.8 sq. metres (148.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)



















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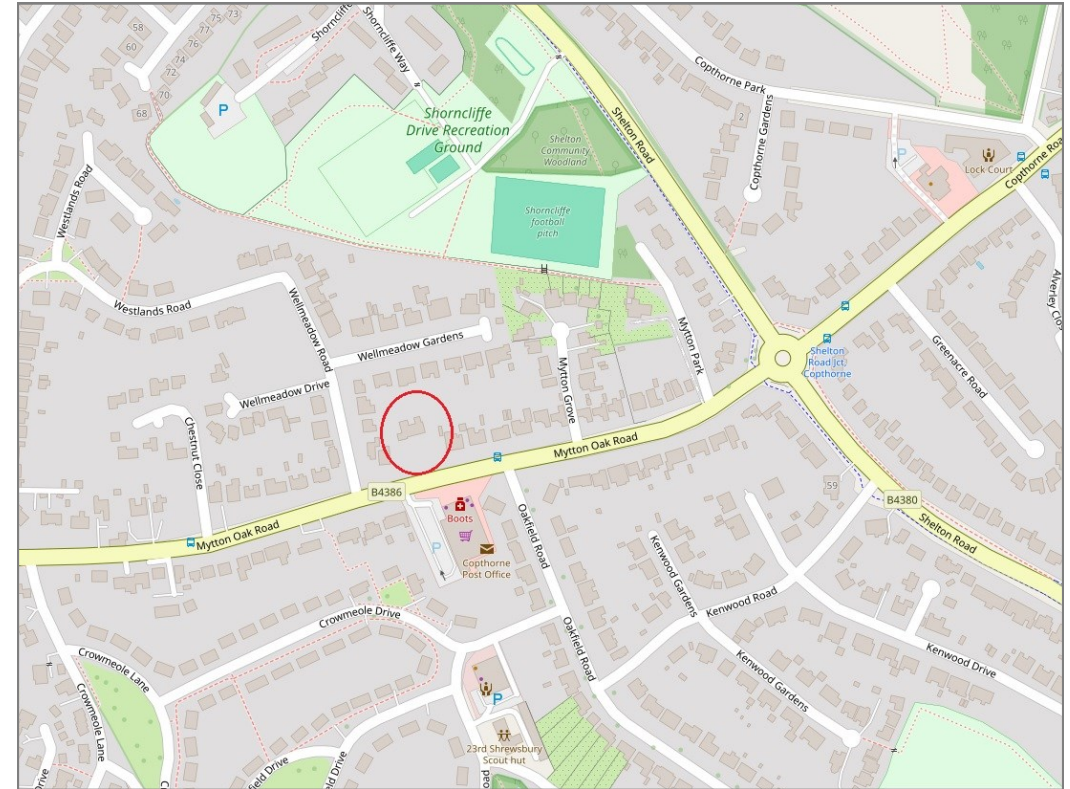
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**BOUNDARIES NOT CONFIRMED**

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

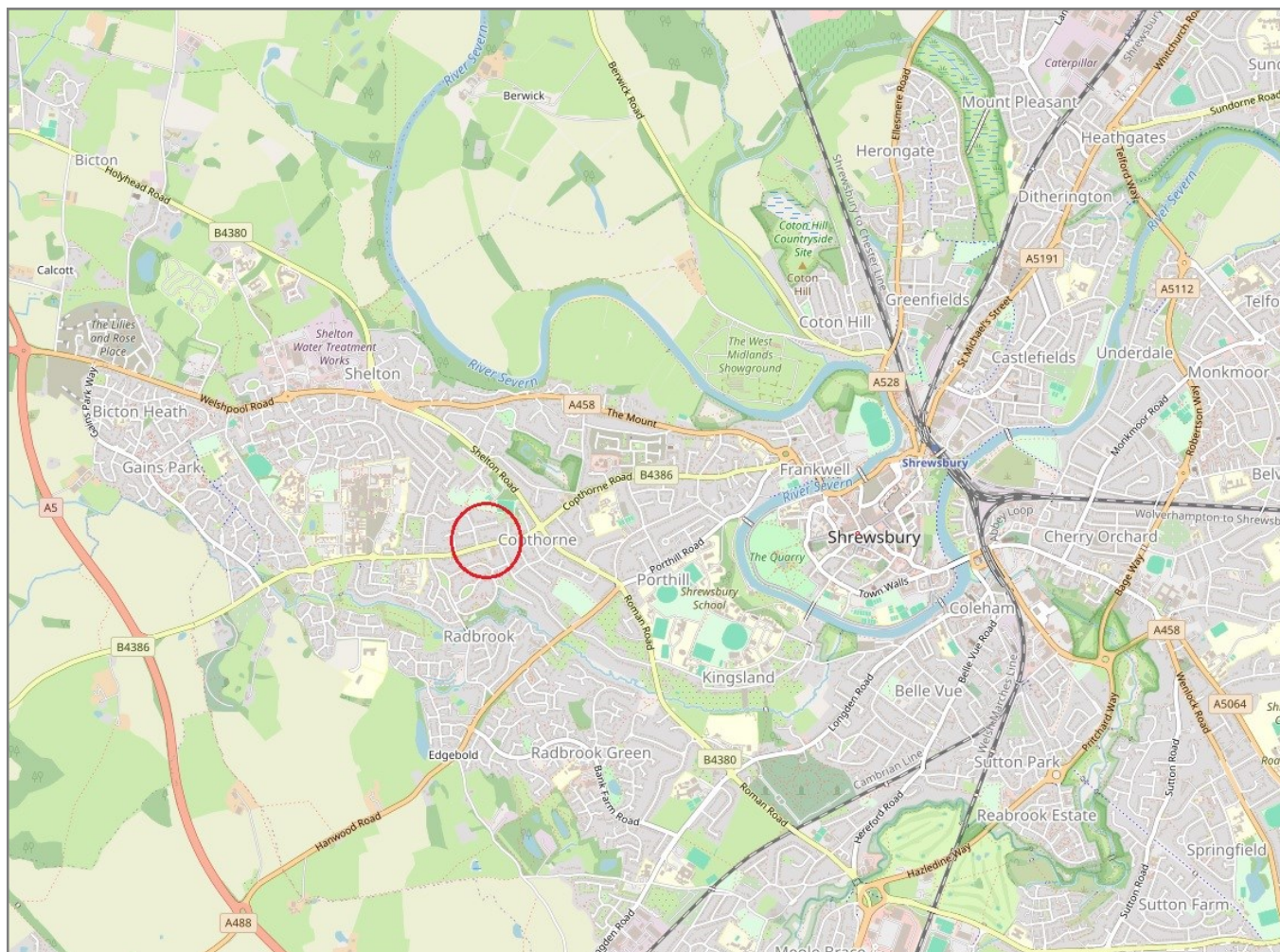


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