



8 Nettles Lane, Mountfields, Shrewsbury SY3 8RJ

2 bedroom end terrace house—£260,000 Freehold

8 Nettles Lane, Mountfields, Shrewsbury SY3 8RJ

Coopergreenpooks.co.uk

£260,000 Freehold—2 bedroom end terrace house

sales@cgpooks.co.uk

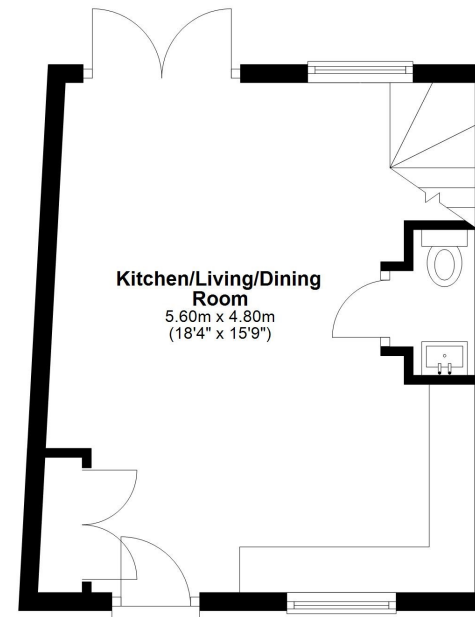
Occupying a fantastic position, just a short walk from the Quarry Park and town centre, this neatly presented end of terrace property offers thoughtfully designed accommodation throughout, while benefitting from a private rear garden and driveway parking.

KEY FEATURES

- Lovely open plan ground floor with useful storage and cloakroom, windows to two elevations and glazed doors onto the rear garden
- A range of well-fitted units to the kitchen with integrated oven, hob, fridge and freezer
- Master bedroom with feature window and built in wardrobe
- A further generous bedroom and separate family bathroom with shower
- Double glazed windows and gas fired central heating
- Private rear garden, paved and gravelled for easy maintenance, with gated access to side
- Driveway parking for one car
- A very attractive modern development in a quiet location, just a stone's throw from the varied amenities of Frankwell, including pubs, restaurants, and the theatre. The Quarry Park, riverside walks and town centre are also just a 5-minute walk away
- Sold with no upward chain

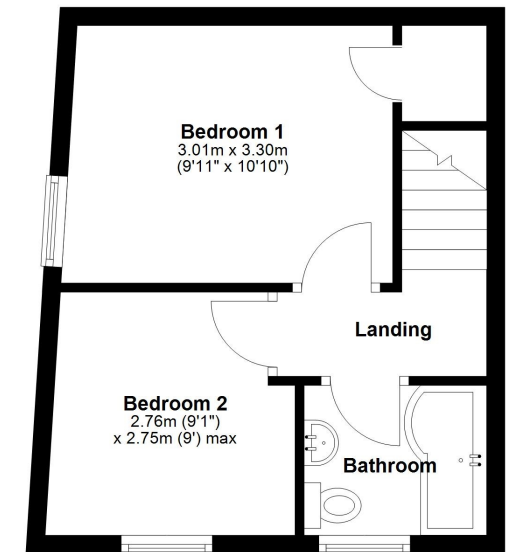
Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.0 sq. feet)



Total area: approx. 52.1 sq. metres (560.5 sq. feet)

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

sales@cgpooks.co.uk

01743 276666









8 Nettles Lane, Mountfields, Shrewsbury SY3 8RJ

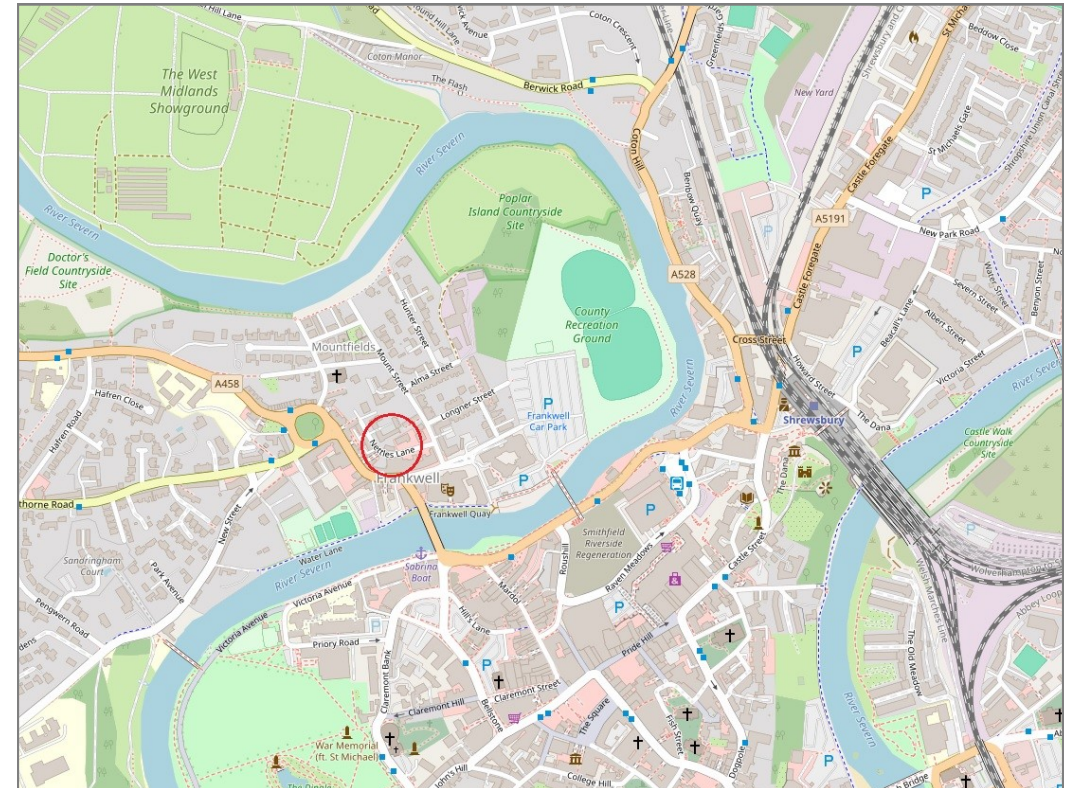
£260,000 Freehold—2 bedroom end terrace house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

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

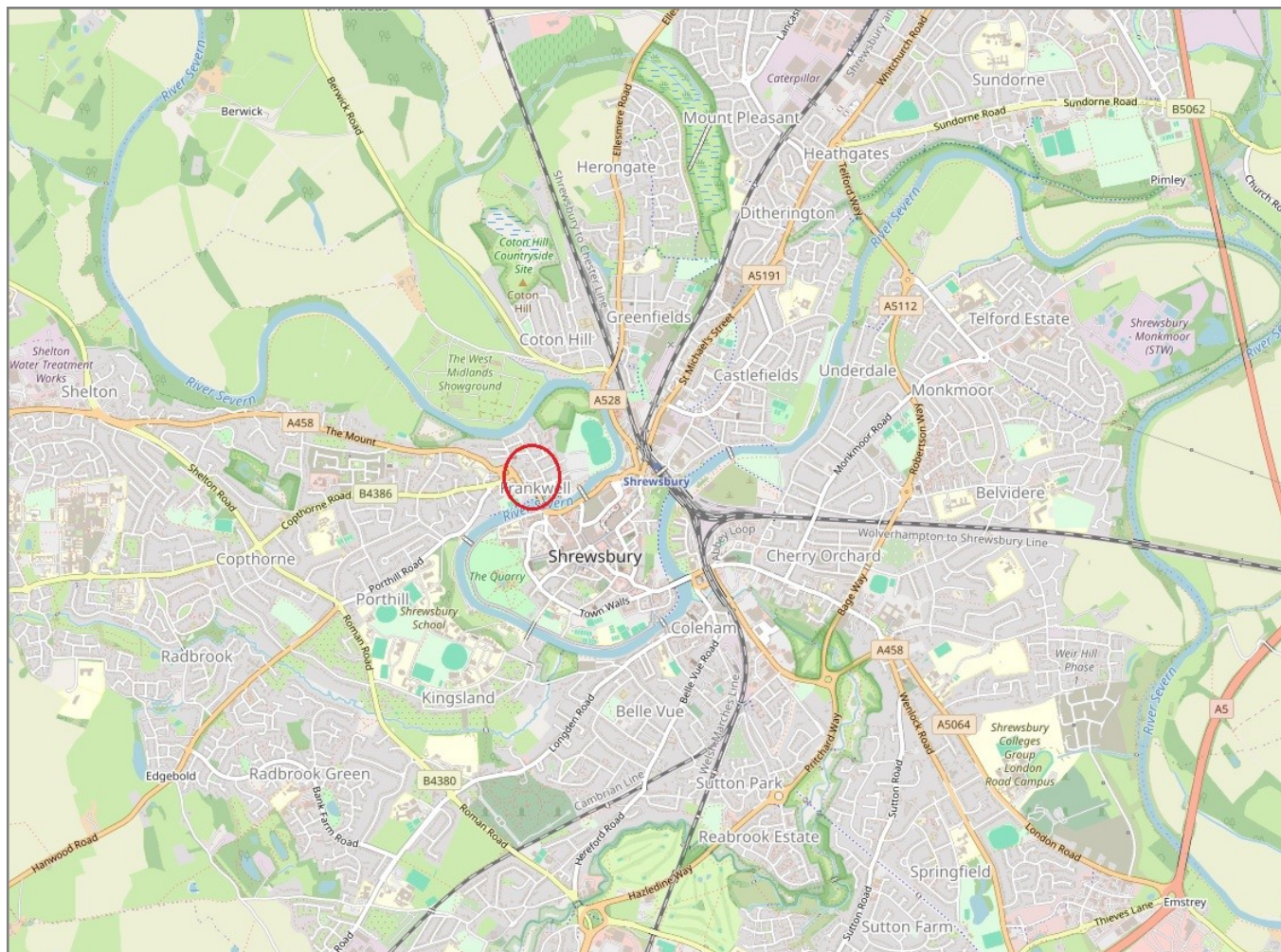
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

8 Nettles Lane, Mountfields, Shrewsbury SY3 8RJ

Coopergreenpooks.co.uk

£260,000 Freehold—2 bedroom end terrace house

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.