



**59 Penson Way, Shrewsbury, SY1 2BF**

2 bedroom semi-detached house—£232,000 Freehold

## 59 Penson Way, Shrewsbury, SY1 2BF

Coopergreenpooks.co.uk

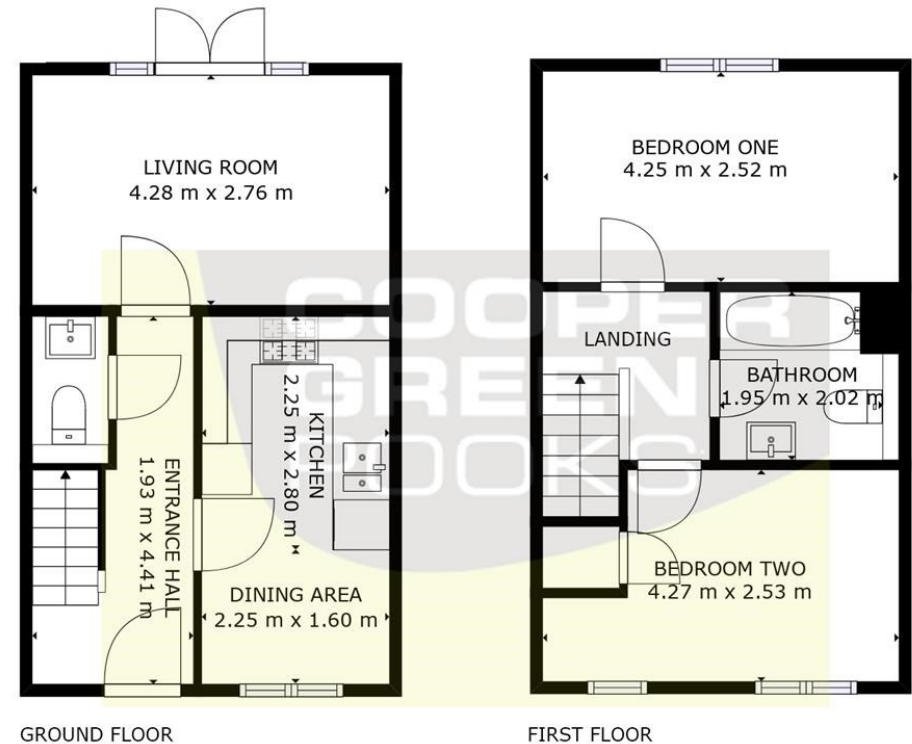
£232,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

Located in a quiet courtyard setting just a short walk from the town centre, this thoughtfully designed and well-proportioned semi-detached house benefits from a landscaped south facing garden and driveway parking for two cars.

### KEY FEATURES

- Entrance hall with useful storage, cloakroom and staircase to landing
- Fitted kitchen/breakfast room, complete with integrated appliances
- Large living room with built in store cupboard and glazed double doors to the rear garden
- Two good sized double bedrooms and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Landscaped south facing rear garden, laid to lawn with paved sun terrace and access to side
- Driveway parking for two cars
- A very quiet and convenient location within a recently built development, which is close to local amenities and primary school, as well as being just a short walk from the railway station and town centre
- Agents Note: Photos used were taken prior to the current tenancy
- Sold with no upward chain



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk



**TOTAL: 64m<sup>2</sup>**  
GROUND FLOOR: 33 m<sup>2</sup>, FIRST FLOOR: 31m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







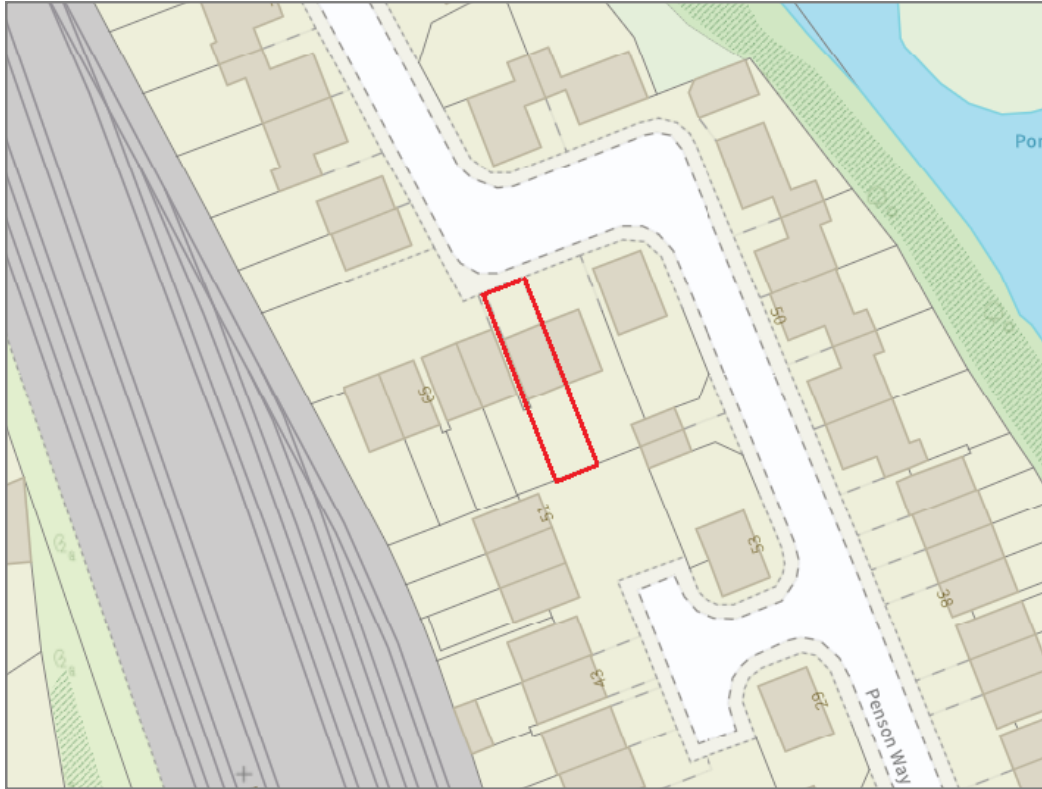




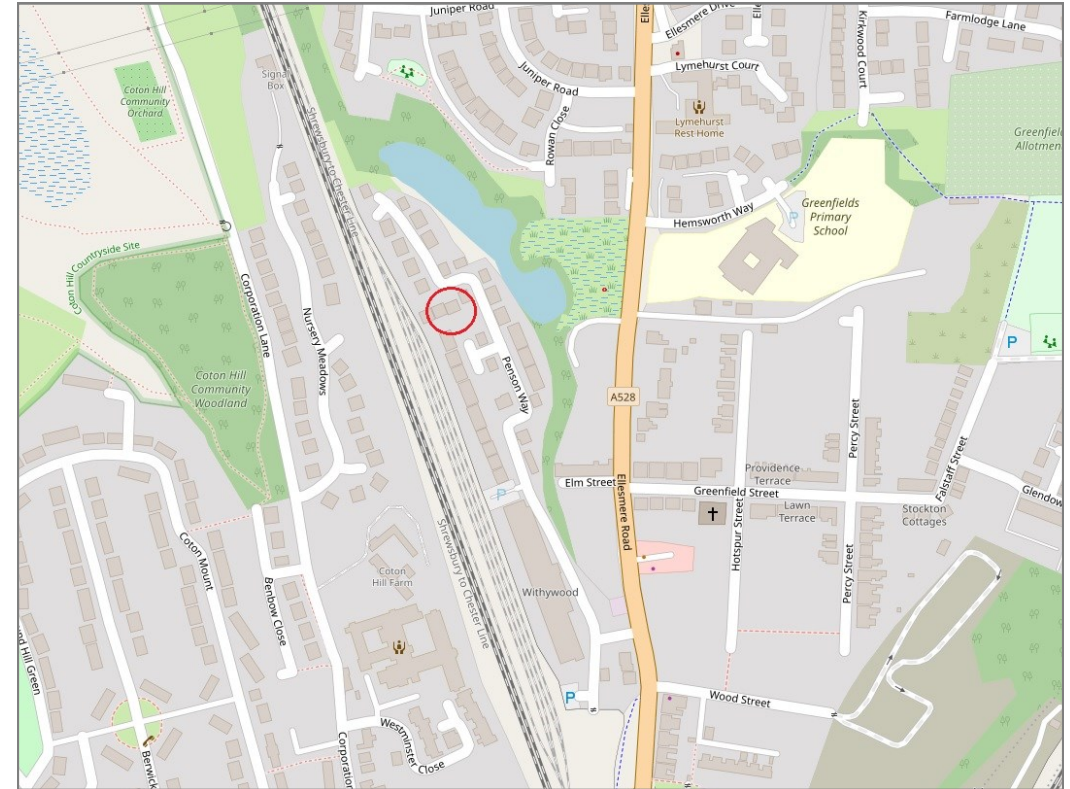
## 59 Penson Way, Shrewsbury, SY1 2BF

£232,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk



**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</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.

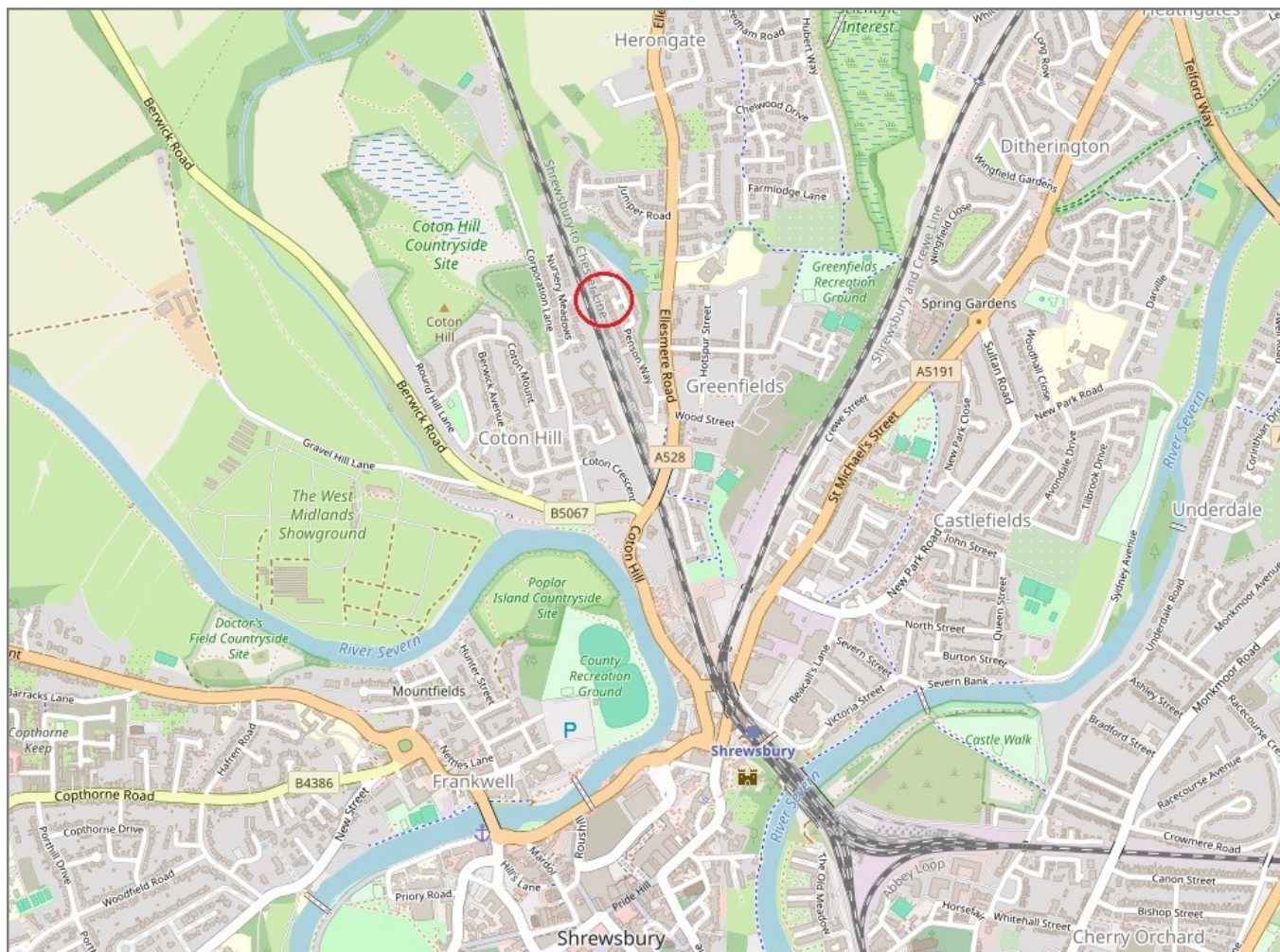


## 59 Penson Way, Shrewsbury, SY1 2BF

Coopergreenpooks.co.uk

£232,000 Freehold—2 bedroom semi-detached 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.