



10 Griffiths Close, Shrewsbury SY2 6FZ

3 bedroom semi-detached house—£279,995 Freehold

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sales@cgpooks.co.uk

Coopergreenpooks.co.uk

Occupying a lovely position with a pleasant outlook, this recently built semi-detached house offers well-designed accommodation, while benefitting from a private rear garden and driveway parking for two cars.

KEY FEATURES

- Entrance hall with cloakroom, opening to a good-sized living room with views to front
- Impressive open plan kitchen/dining room, complete with integrated appliances and glazed double doors to the rear garden
- Master bedroom with built in storage and en-suite shower room
- Two further bedrooms and a well-appointed family bathroom
- Views from the first floor over the play area and green open space
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved sun terrace and gated access to side
- Driveway parking for at least two cars
- A great location, tucked away within a quiet cul-de-sac, within a recently build development, close to Meole Brace golf course and open countryside, as well as Ballantyne's health club, the excellent Meole Brace retail park and Shrewsbury Town football stadium. The town centre is also less than two miles away
- Sold with no upward chain

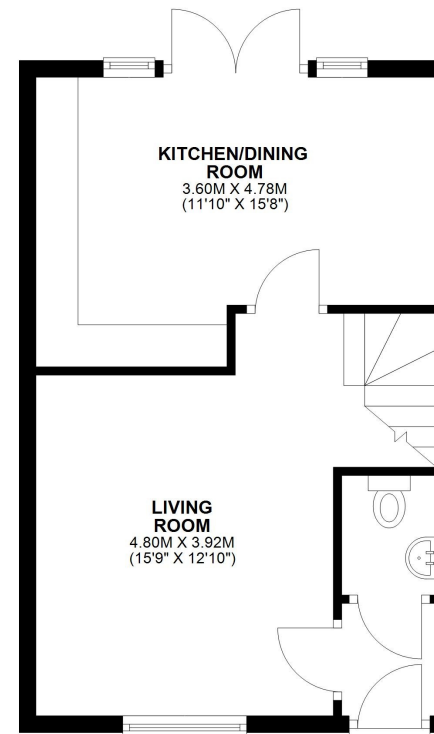
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



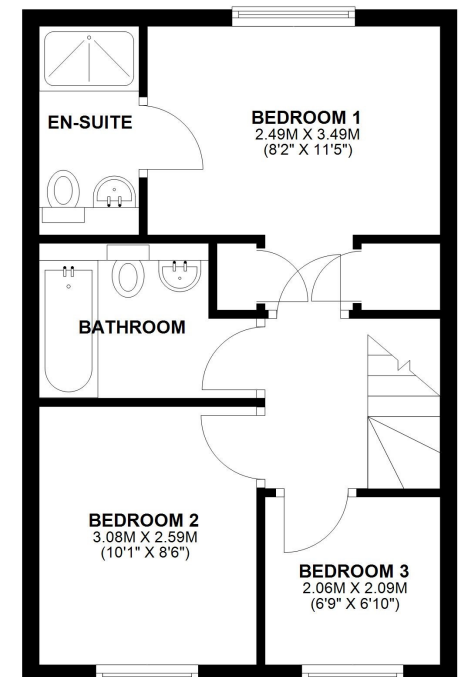
GROUND FLOOR

APPROX. 36.0 SQ. METRES (387.6 SQ. FEET)



FIRST FLOOR

APPROX. 36.4 SQ. METRES (391.3 SQ. FEET)



TOTAL AREA: APPROX. 72.4 SQ. METRES (778.9 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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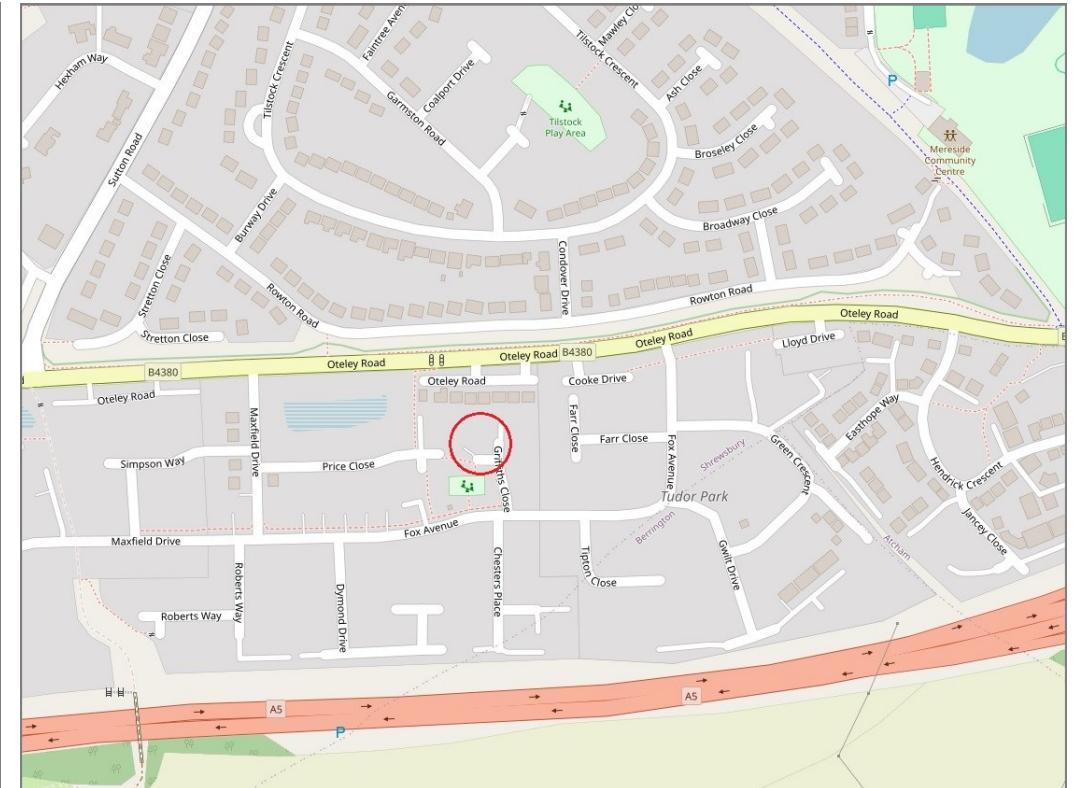
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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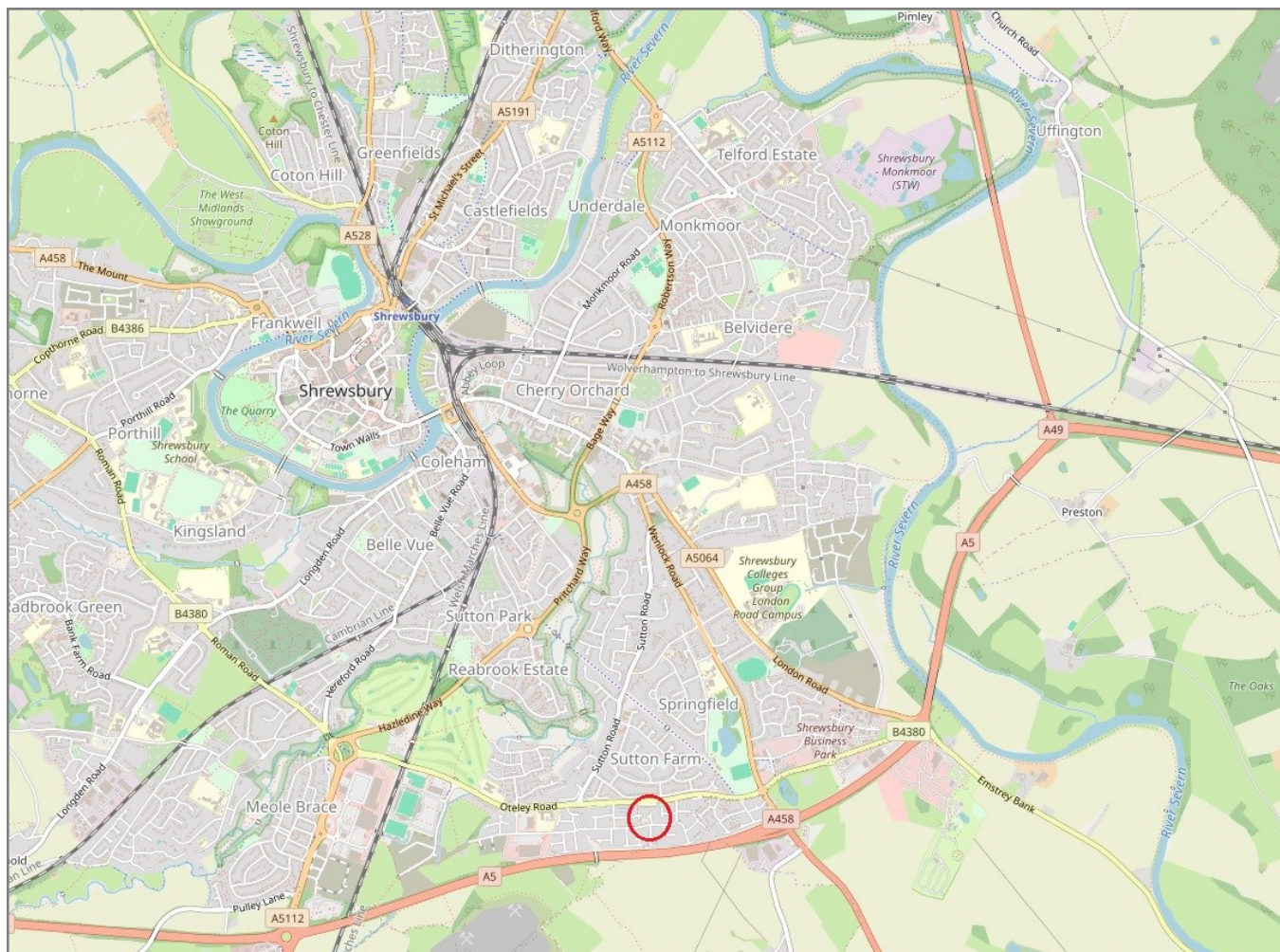
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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