



4 Mytton Villa, Mytton Oak Road, Shrewsbury, SY3 8XG

2 bedroom semi-detached bungalow — £190,000 Leasehold

4 Mytton Villa, Mytton Oak Road, Shrewsbury, SY3 8XG

Coopergreenpooks.co.uk

£190,000 Leasehold—2 bedroom semi-detached bungalow

sales@cgpooks.co.uk

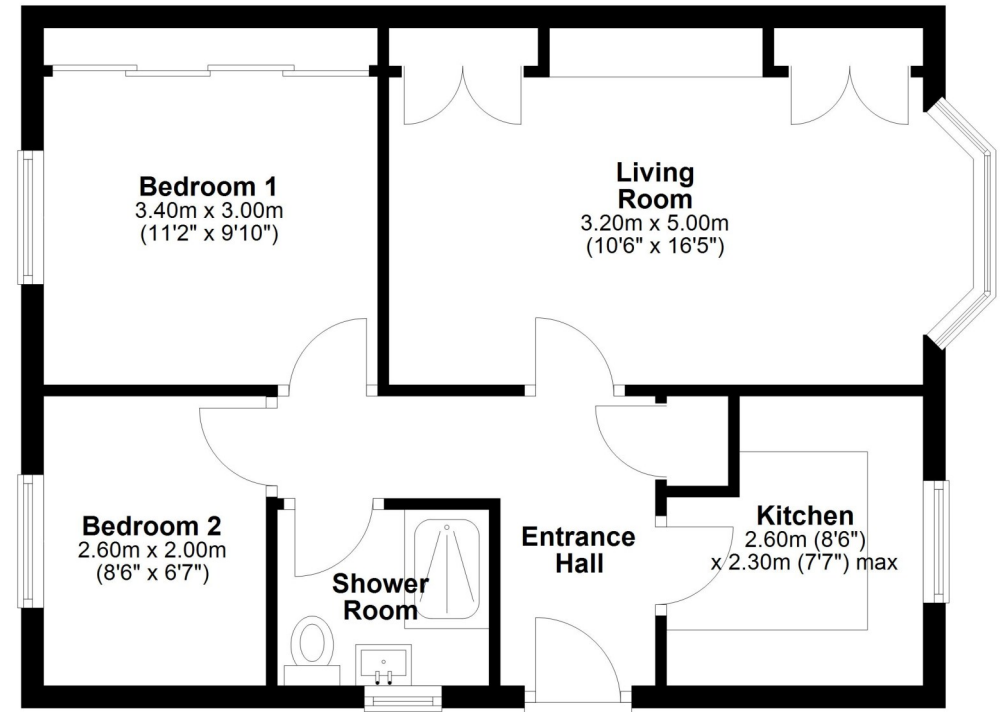
Occupying a lovely setting, conveniently located within a sought-after residential area, this recently renovated semi-detached bungalow offers thoughtfully designed accommodation, finished to a very high standard throughout, while benefitting from beautifully kept communal gardens and private parking.

KEY FEATURES

- Good sized entrance hall with useful storage and wood effect flooring
- Impressive open plan living/dining room with media wall, built in cupboards and feature bay window overlooking the gardens
- Separate fitted kitchen, complete with fully integrated appliances
- Master bedroom with built-in wardrobe, which has been fitted out with drawers, shelves, hanging rails and TV point
- A further versatile bedroom that could also be used as a home office/study
- Lovely re-fitted shower room with walk-in cubicle, rainwater shower head and sink with vanity unit
- Double glazed windows and recently fitted energy efficient electric heaters
- The property is surrounded by attractively landscaped communal gardens for residents use, with a more private area to the rear of the bungalow, comprising areas of lawn, a choice of seating areas and established plants and trees
- Private parking and visitor spaces within the designated car park
- Mytton Villa has been designed to create a very peaceful and pleasant environment for the over 55's
- A fantastic location, just a short walk from the Royal Shrewsbury hospital, Mytton Oak Road's excellent range of amenities, as well as a regular bus service to the town centre
- Sold with no upward chain

Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.5 sq. feet)







4 Mytton Villa, Mytton Oak Road, Shrewsbury, SY3 8XG

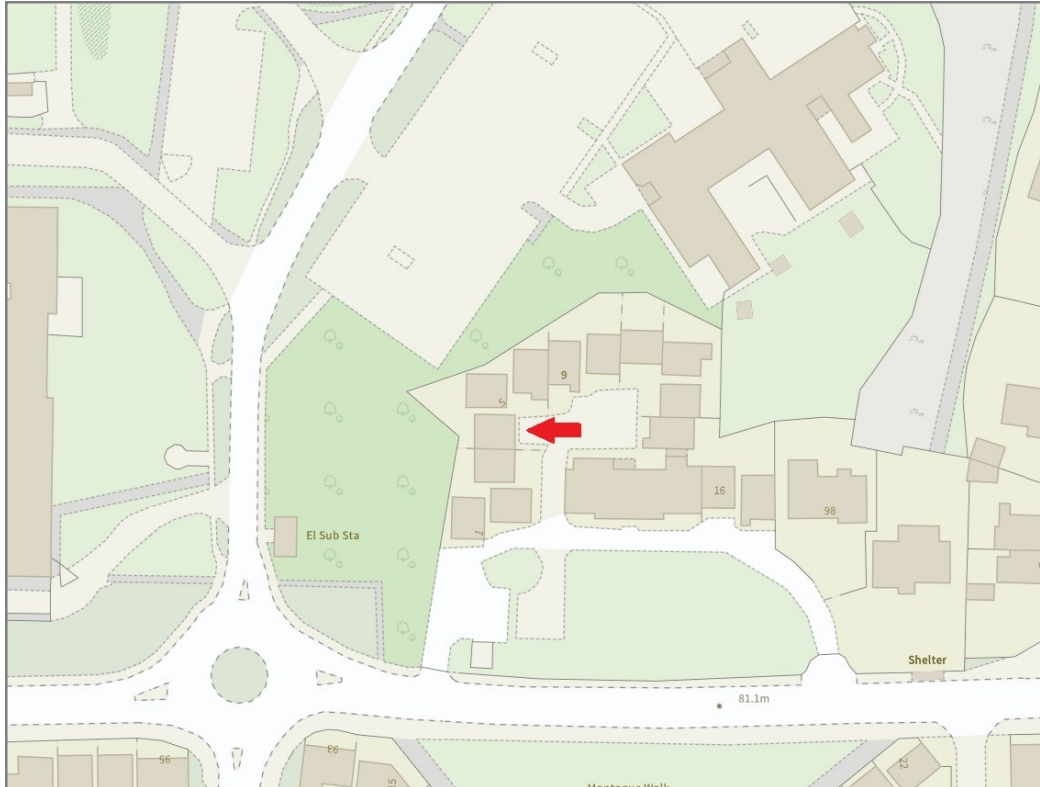
£190,000 Leasehold—2 bedroom semi-detached bungalow

sales@cgpooks.co.uk

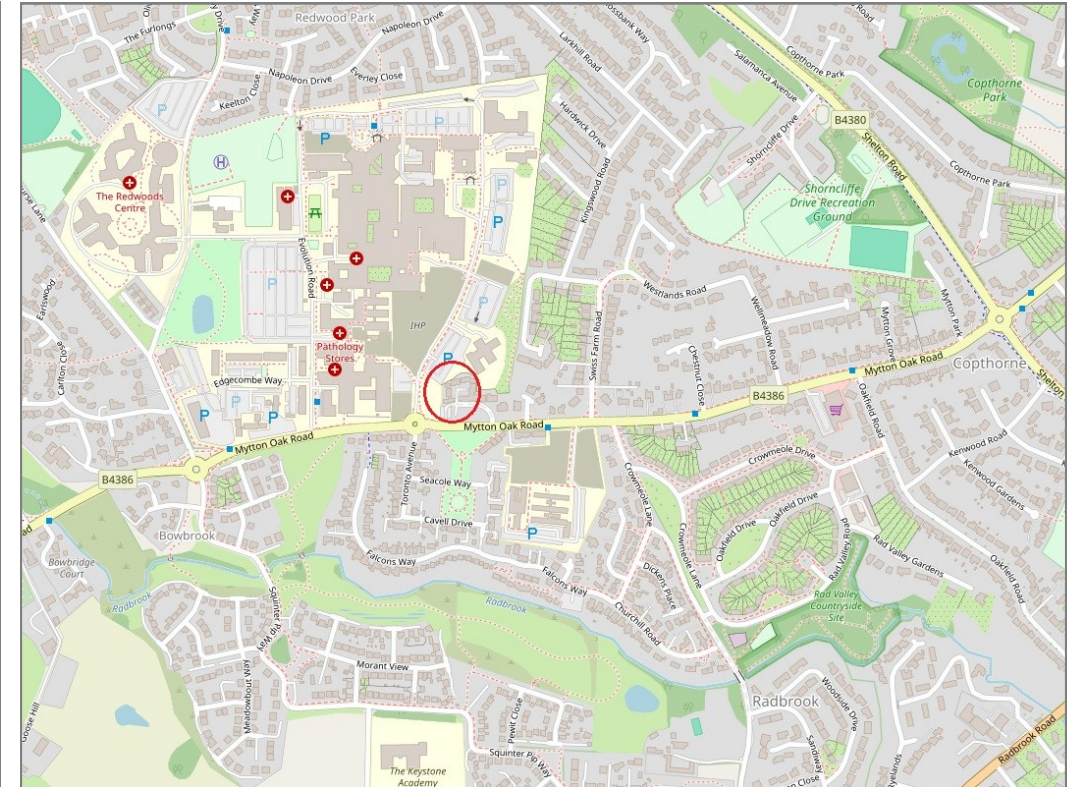
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease Length	999 years from 1987
Service Charge	£195 per quarter
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	Mains water, electricity and drainage 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.

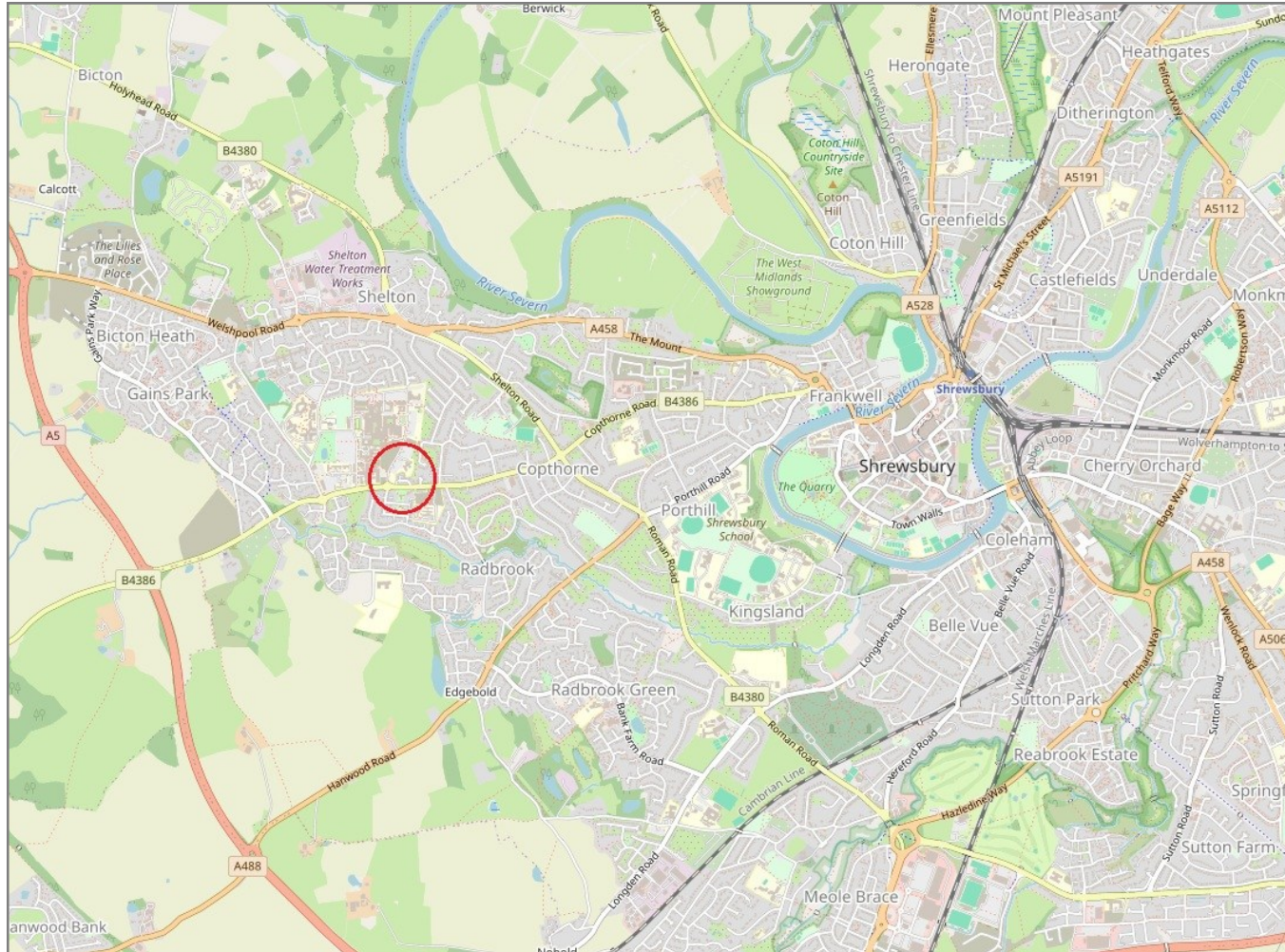
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

4 Mytton Villa, Mytton Oak Road, Shrewsbury, SY3 8XG

Coopergreenpooks.co.uk

£190,000 Leasehold—2 bedroom semi-detached bungalow

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.