



**17 Pool Rise, Shrewsbury, SY2 6EP**

3 bedroom semi-detached house—£255,000 Freehold

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Coopergreenpooks.co.uk

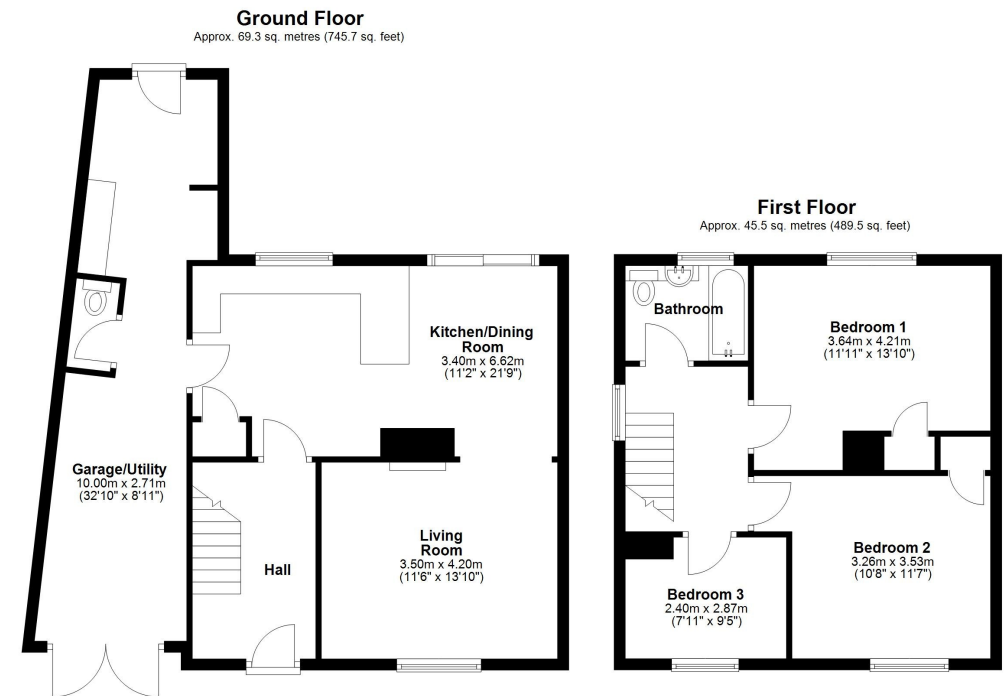
£255,000 Freehold—3 bedroom semi-detached house

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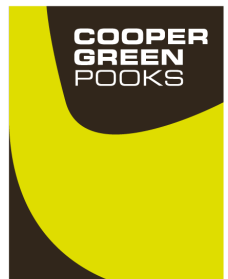
This well-presented and improved semi-detached house offers well-proportioned and practical accommodation, benefitting from a large attached garage/utility, good sized garden and driveway parking.

## KEY FEATURES

- Entrance hall opening to an impressive open plan kitchen/dining room
- Re-fitted kitchen, complete with a range of units, built in storage and breakfast bar, as well as glazed doors to the garden and access to the utility/garage
- Living room, which also opens onto the dining area, with a feature fireplace and window to front
- The attached garage offers very practical and versatile space, having double doors to the driveway, utility area, WC, and rear access to the garden
- On the first floor are two double bedrooms with built-in wardrobes, a further generous single room, and separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Attractive and very private rear garden, laid to lawn with a paved terrace and picket fence with gateway through to the mature area of garden which has a vegetable patch and a selection of fruit trees
- To the front of the property is a driveway providing parking for two cars
- A quiet and convenient location within a popular residential area, just a short distance from the local primary school, an excellent range of amenities and less than two miles from the town centre



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)











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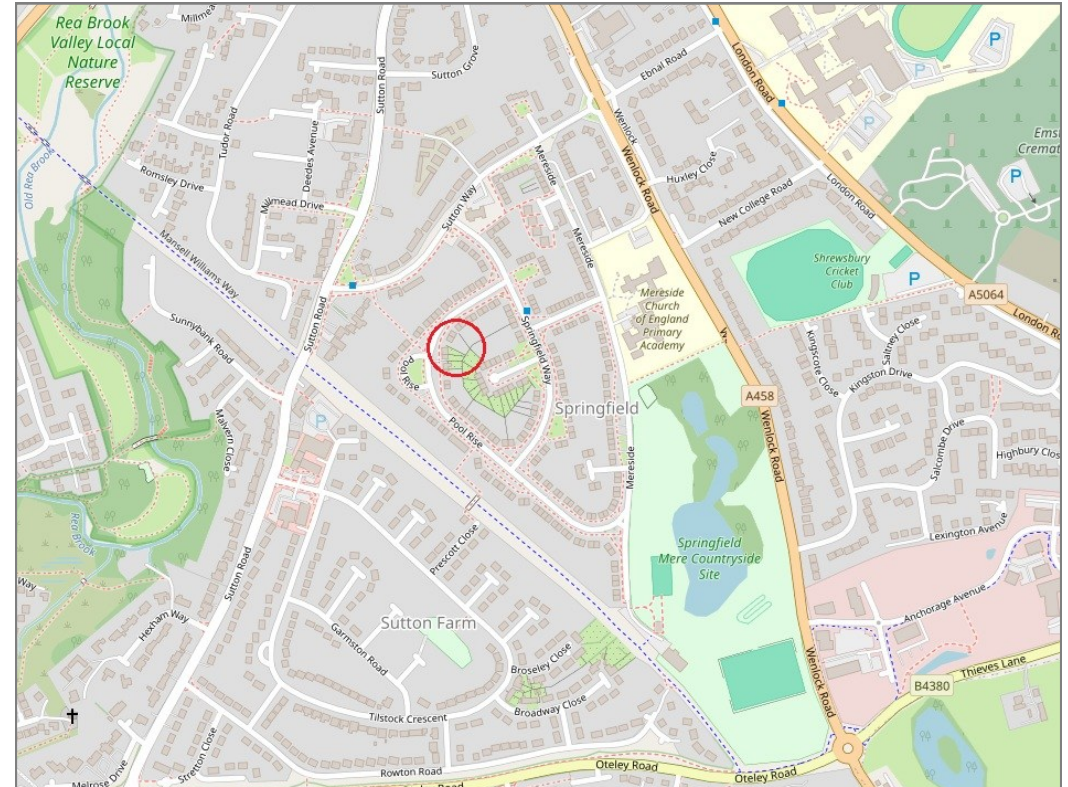
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**BOUNDARIES NOT CONFIRMED**



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

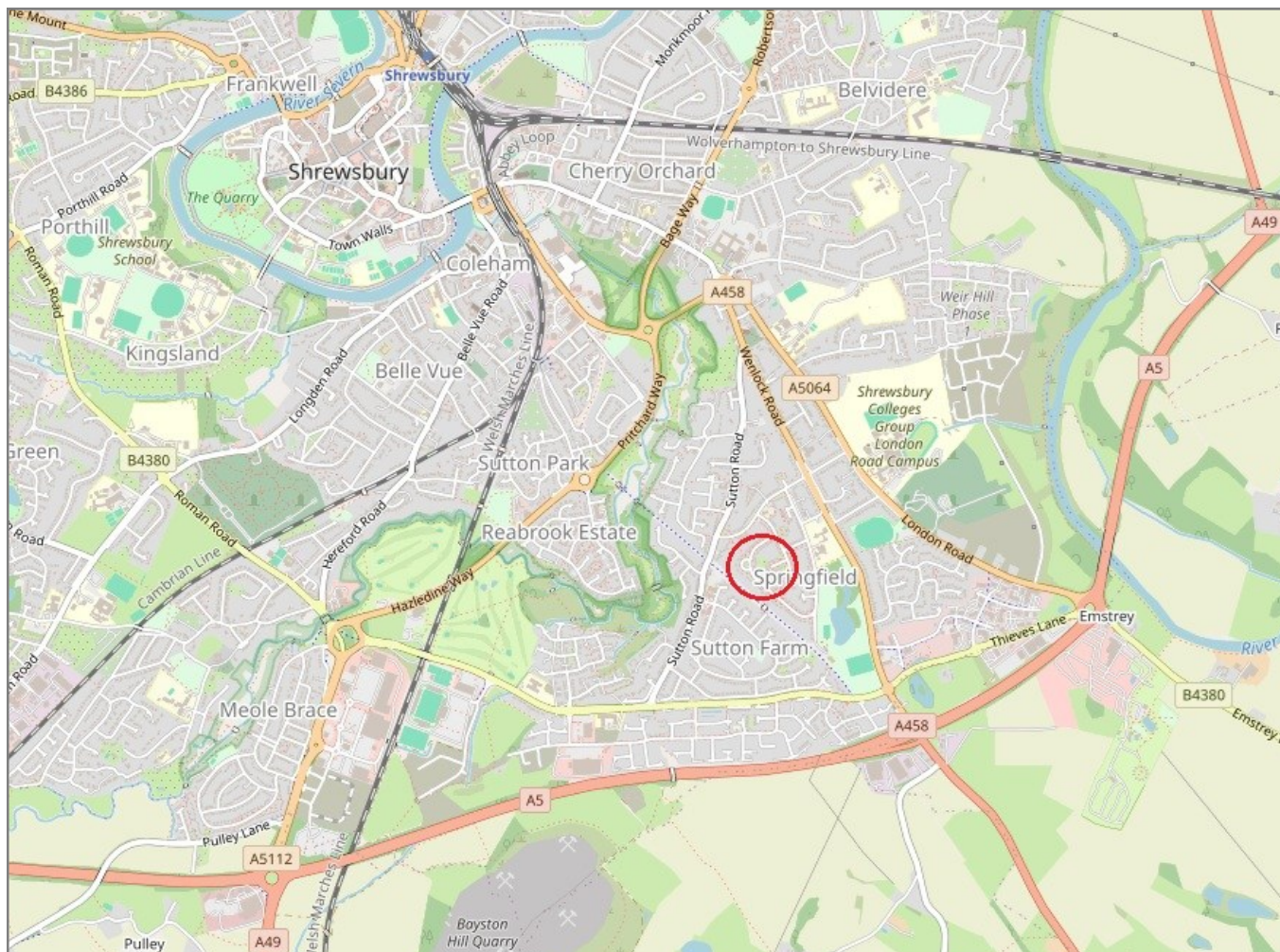
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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