



19 Benbow Quay, Shrewsbury, SY1 2DL

2 bedroom town house—£205,000 Leasehold

19 Benbow Quay, Shrewsbury, SY1 2DL

£205,000 Leasehold—2 bedroom town house

sales@cgpooks.co.uk

This well presented and attractive mews style town house offers well proportioned accommodation with an integral garage. The property is tucked away in a quiet and secluded position yet is conveniently situated only a few minutes' walk from the railway station and town centre.

KEY FEATURES

- Good sized entrance hall and cloakroom with Karndean flooring
- Lovely open plan kitchen/living/dining room again with Karndean flooring
- Fitted kitchen complete with integrated appliances
- Two double bedrooms and well-appointed family bathroom
- Loft with light and partially boarded floor ideal for storage
- Double glazed windows and electric heating
- Large garage providing parking and storage with power, lighting and potential to be automated
- Superb location, a short walk from the train station, riverside walks, a range of bars/restaurants and main shopping thoroughfares
- No upward chain
- There is an area of ground to the side of the property which the current owners have maintained and used as a small walled courtyard garden (see photo). Please note that it is not under the ownership of this property and to the best of our knowledge no rights have been formally given.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

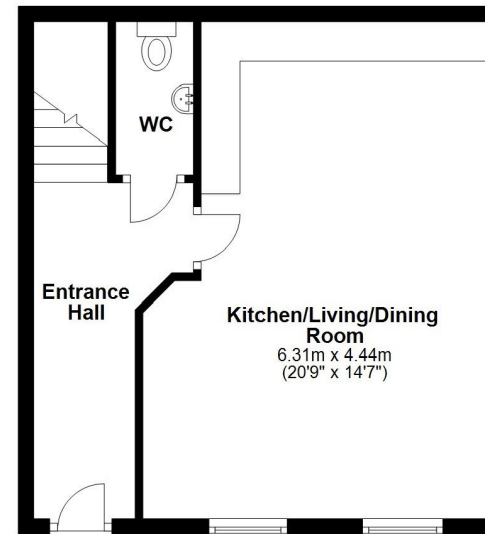
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Coopergreenpooks.co.uk

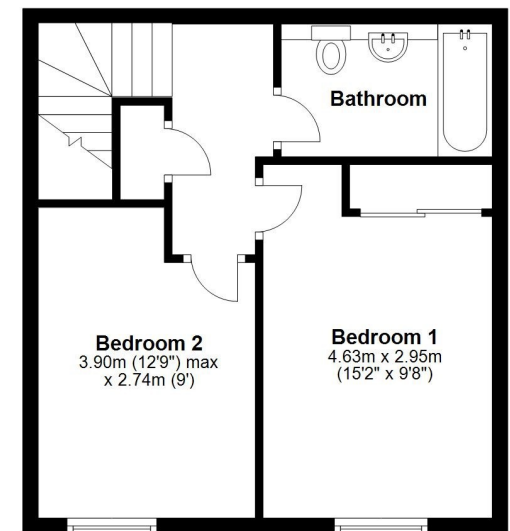
First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Second Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 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.





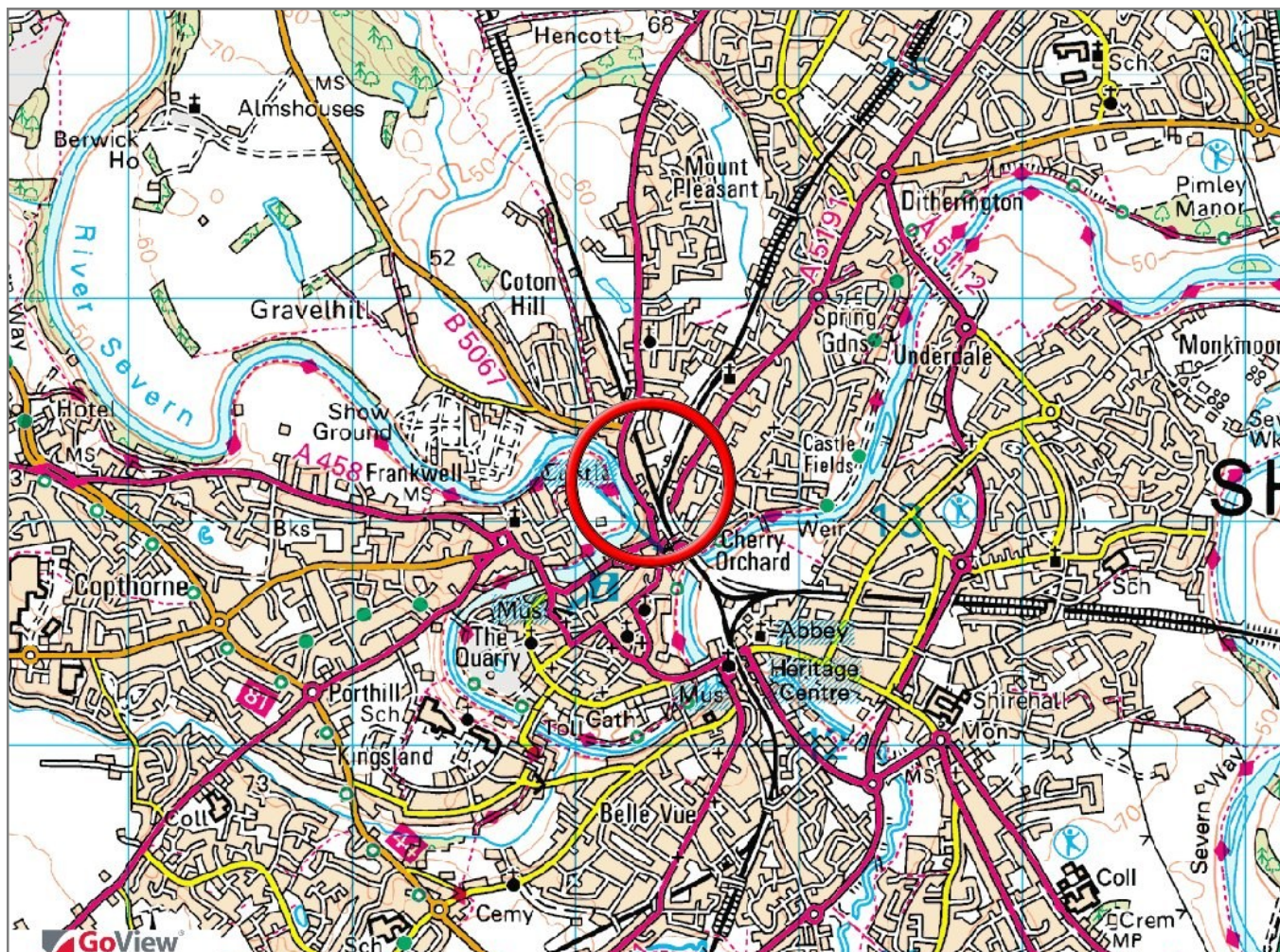


19 Benbow Quay, Shrewsbury, SY1 2DL

Coopergreenpooks.co.uk

£205,000 Leasehold—2 bedroom town house

sales@cgcpooks.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.