



50 Canon Street, Shrewsbury, SY2 5HQ

2 bedroom semi-detached house—£295,000 Freehold

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sales@cgpooks.co.uk

Coopergreenpooks.co.uk

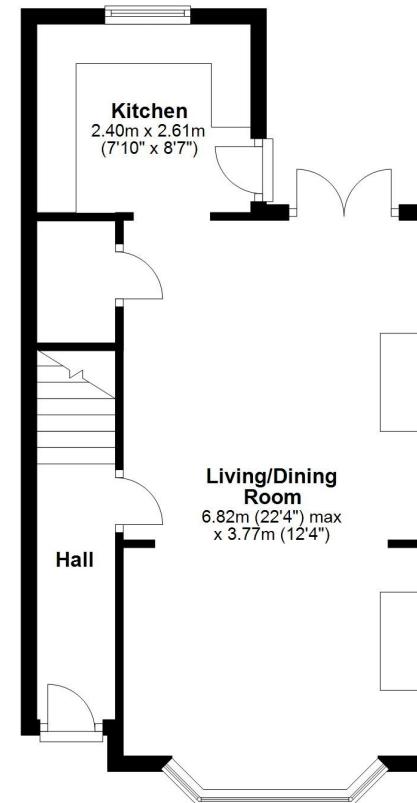
This very attractive semi-detached house of character has been thoughtfully designed to provide beautifully presented and improved accommodation, while benefitting from a private landscaped garden and off-street parking.

KEY FEATURES

- Covered entrance opening to an inner hallway with staircase to a spacious landing
- Impressive open plan living and dining rooms, both having feature fireplaces
- The living room also has a bay window to front with fitted shutters, and the dining room has useful under stairs storage and glazed doors onto the garden
- Modern fitted kitchen, completed with integrated appliances and part-glazed door to side
- Master bedroom with built-in wardrobes and two windows to front allowing plenty of natural light
- A further double bedroom and re-fitted family bathroom with bespoke fitted storage and p-shaped bath with shower
- Gas fired central heating and double glazing to the rear elevation
- Private landscaped rear garden, laid to lawn with paved and decked terraces
- To the front of the property is a driveway providing off-street parking
- The property is located within a sought-after residential area, just a short walk from an excellent range of amenities and less than a mile from the town centre

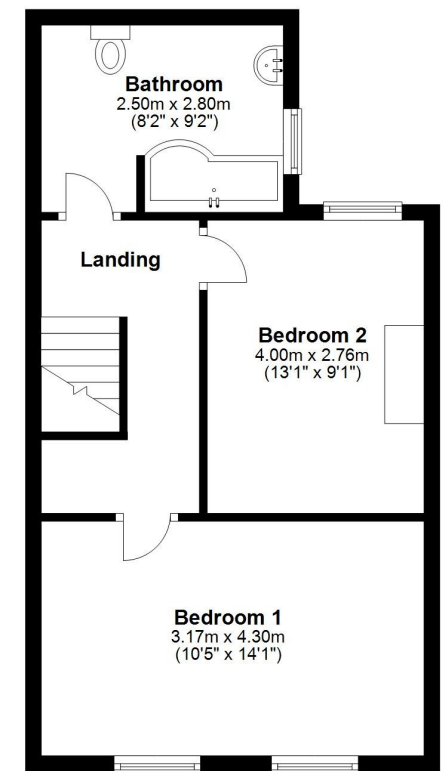
Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 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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 **mortgage advice available**
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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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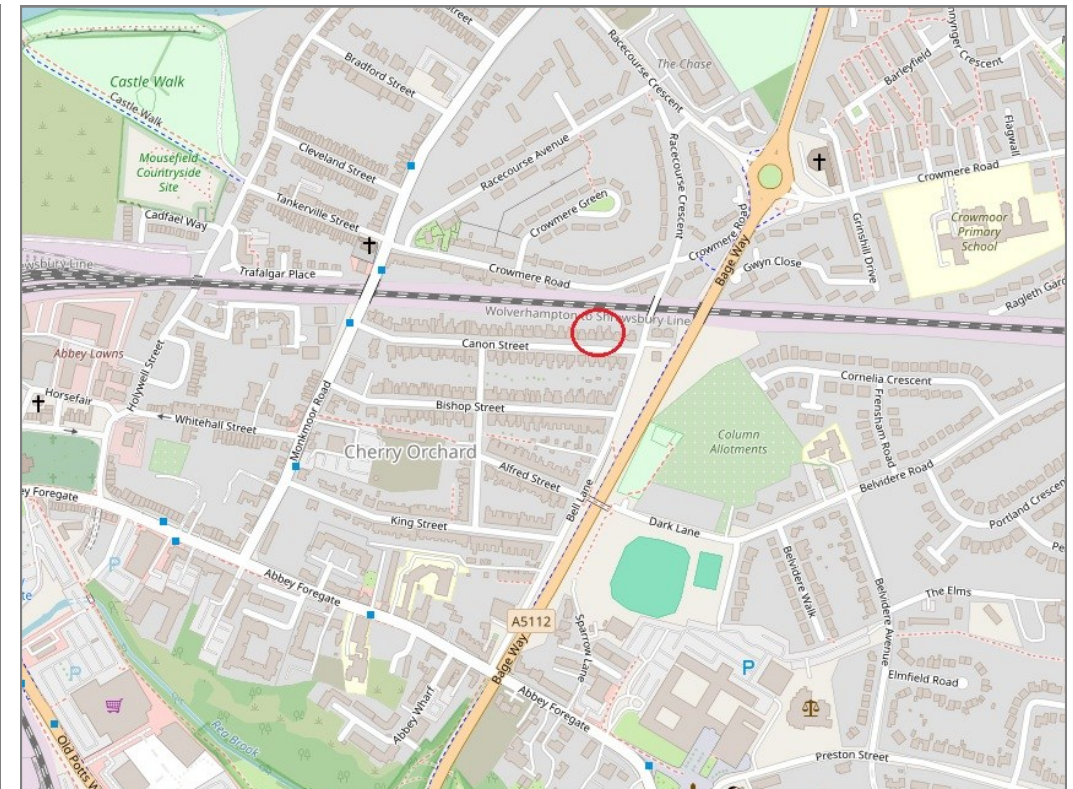
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

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