



6 Green Crescent, Shrewsbury, SY2 6GR

2 bedroom semi-detached house—£260,000 Freehold

6 Green Crescent, Shrewsbury, SY2 6GR

£260,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

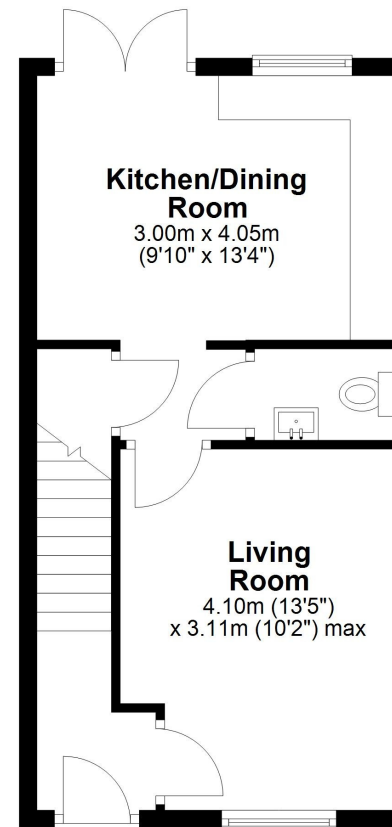
This beautifully presented semi-detached house offers very well-proportioned accommodation which has been upgraded and finished to a high standard throughout. The property is situated within a popular modern development, benefitting from a private south facing garden and driveway parking for two cars.

KEY FEATURES

- Entrance hall opening to a good-sized living room with window to front
- Lovely open plan kitchen/dining room with a range of well-fitted units, integrated appliances, and glazed doors onto the garden
- The ground floor has been thoughtfully designed to incorporate useful under stairs storage and a cloakroom/WC
- On the first floor are two generous double bedrooms, a family bathroom with shower, and en-suite shower room to bedroom one
- uPVC double glazed windows and gas fired central heating
- Private south facing rear garden, laid to lawn with paved sun terrace, timber store, and gated access to side
- To the front of the property is a driveway providing parking for two cars
- Conveniently located within a popular 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
- This property is still covered by the 10-year new builder's warranty

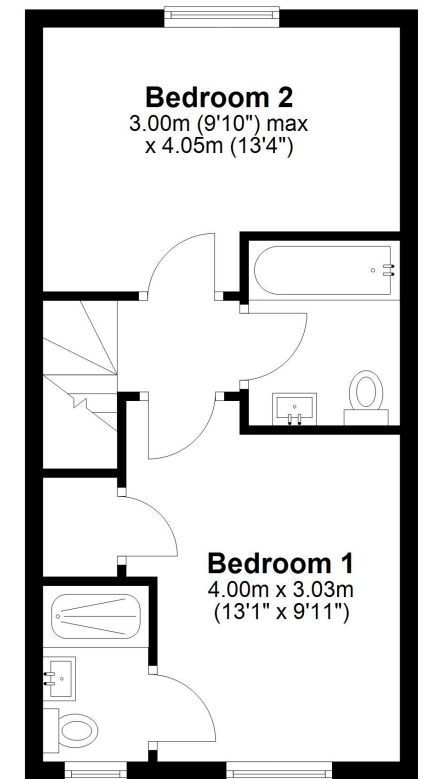
Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 sq. feet)







6 Green Crescent, Shrewsbury, SY2 6GR

£260,000 Freehold—2 bedroom semi-detached house

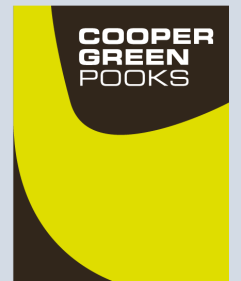
sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



6 Green Crescent, Shrewsbury, SY2 6GR

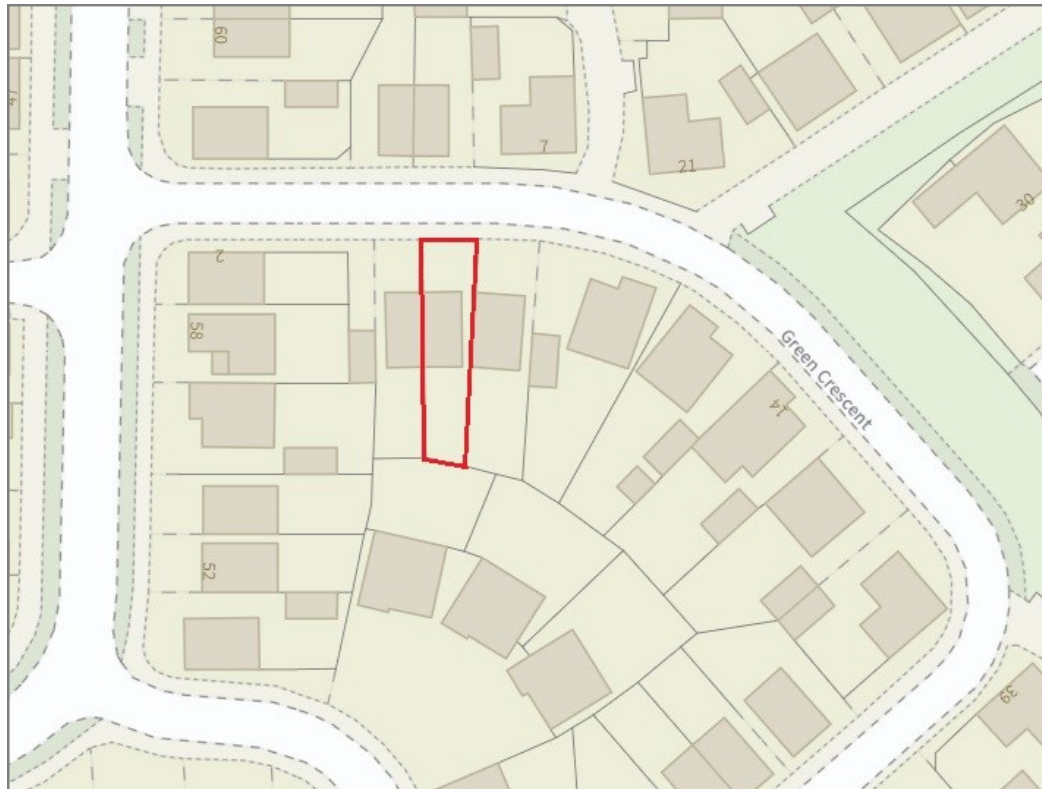
£260,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

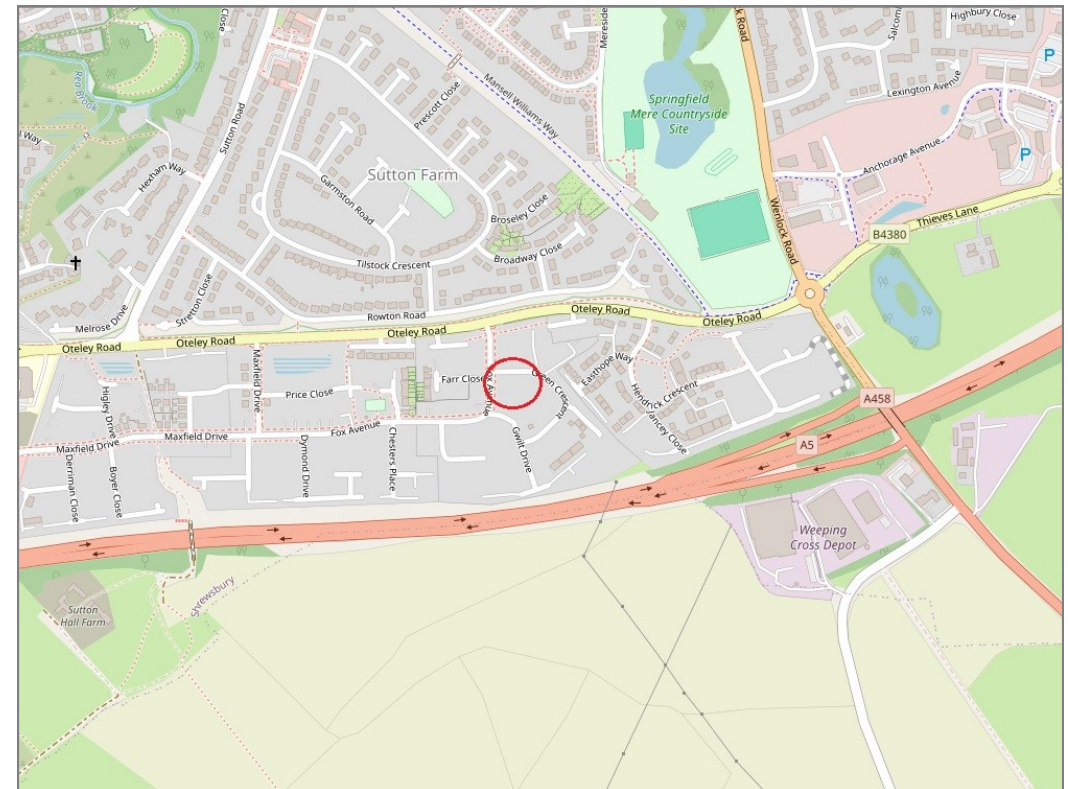
rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services 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.

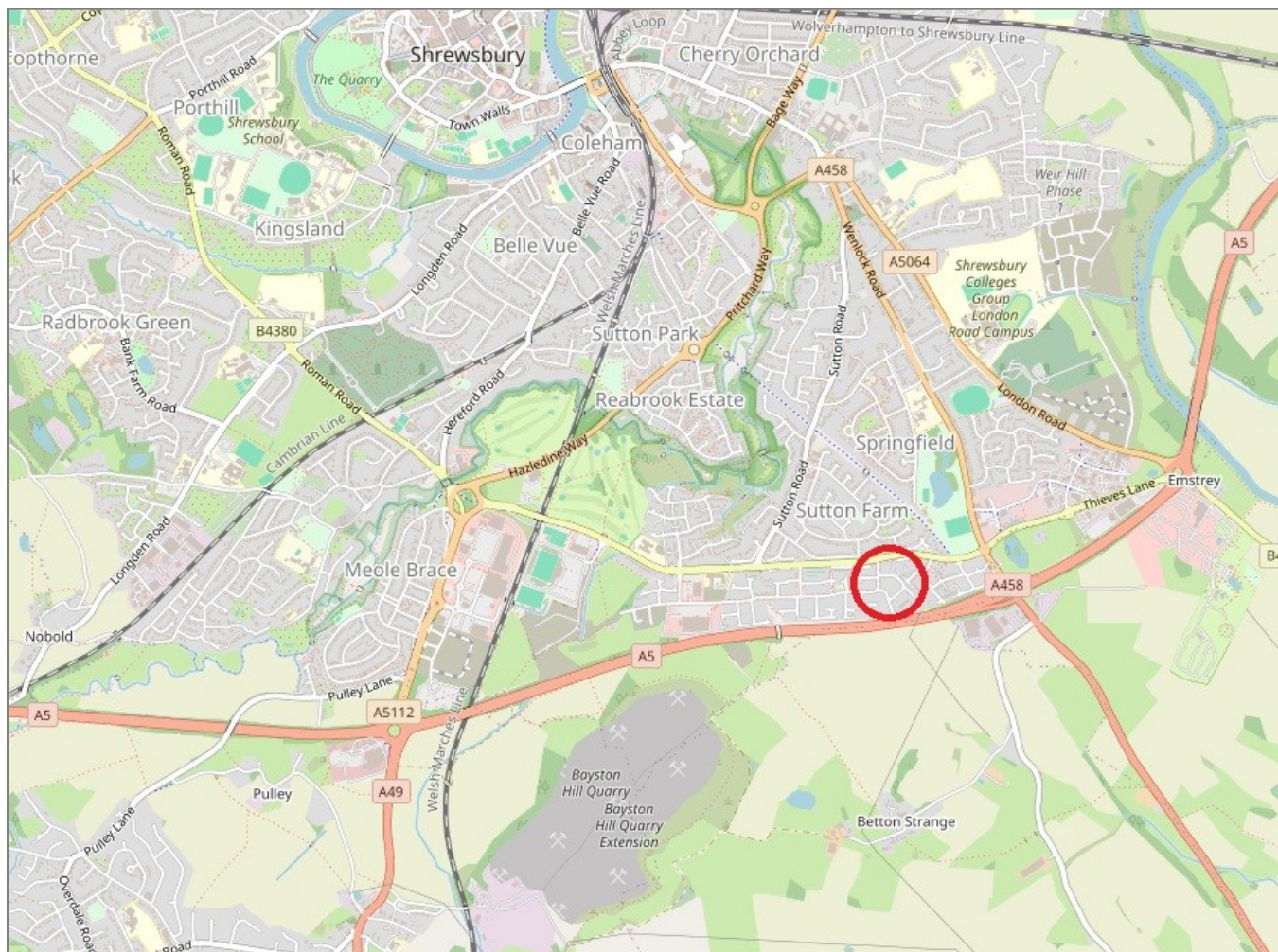
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

6 Green Crescent, Shrewsbury, SY2 6GR

Coopergreenpooks.co.uk

£260,000 Freehold—2 bedroom semi-detached house

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.