



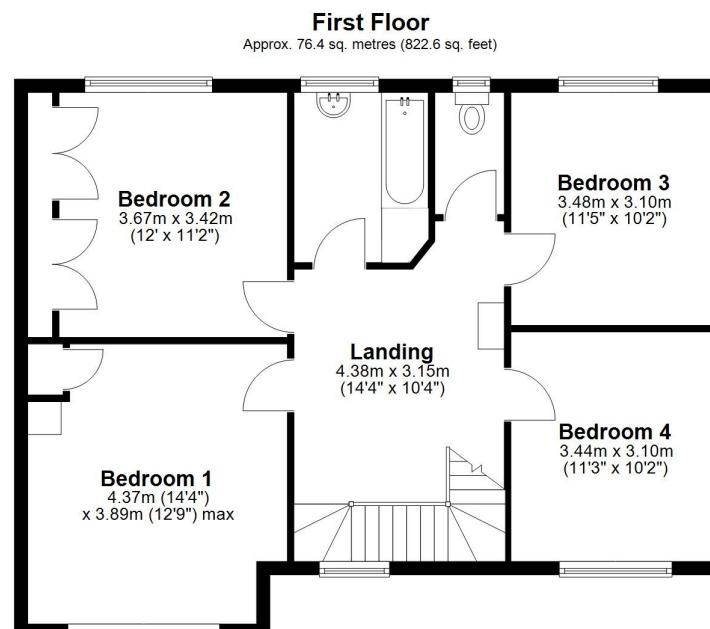
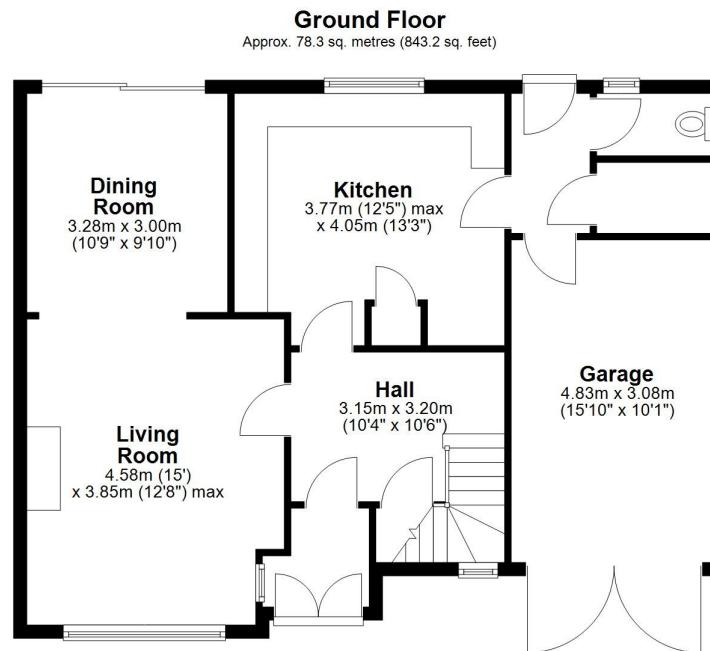
1 New College Road, Shrewsbury, SY2 6PU

4 bedroom semi-detached house — £415,000 Freehold

This very attractive semi-detached family home offers spacious accommodation in a nice setting on the fringe of town, close to Mereside school and park, Shrewsbury cricket club and Sixth form college.

KEY FEATURES

- Glazed double doors to entrance vestibule with further glazed door to the spacious hall with built in storage.
- Open plan living and dining rooms with the living area having a feature fireplace and window to front, whilst there are glazed patio doors from the dining area to the rear garden.
- Good sized kitchen/breakfast room, from which there is access to a rear entrance hall with cloakroom and store, along with door to garage.
- Staircase from hall to a very large galleried landing, where there are 4 double bedrooms and a family bathroom with separate WC. Both the rear bedrooms also have views of Shrewsbury cricket club.
- uPVC double glazed windows and gas fired central heating.
- Extensive gravelled driveway providing parking and access to the integral garage.
- Lawned front, side and rear gardens, with gravelled pathways, established hedging and shrubs.
- Popular and convenient location, close to Shrewsbury sixth form college and local primary school. The property is also just a few minutes from Shrewsbury Business Park, the beautiful Mereside park and Shrewsbury bypass.
- No onward chain.



Total area: approx. 154.8 sq. metres (1665.8 sq. feet)







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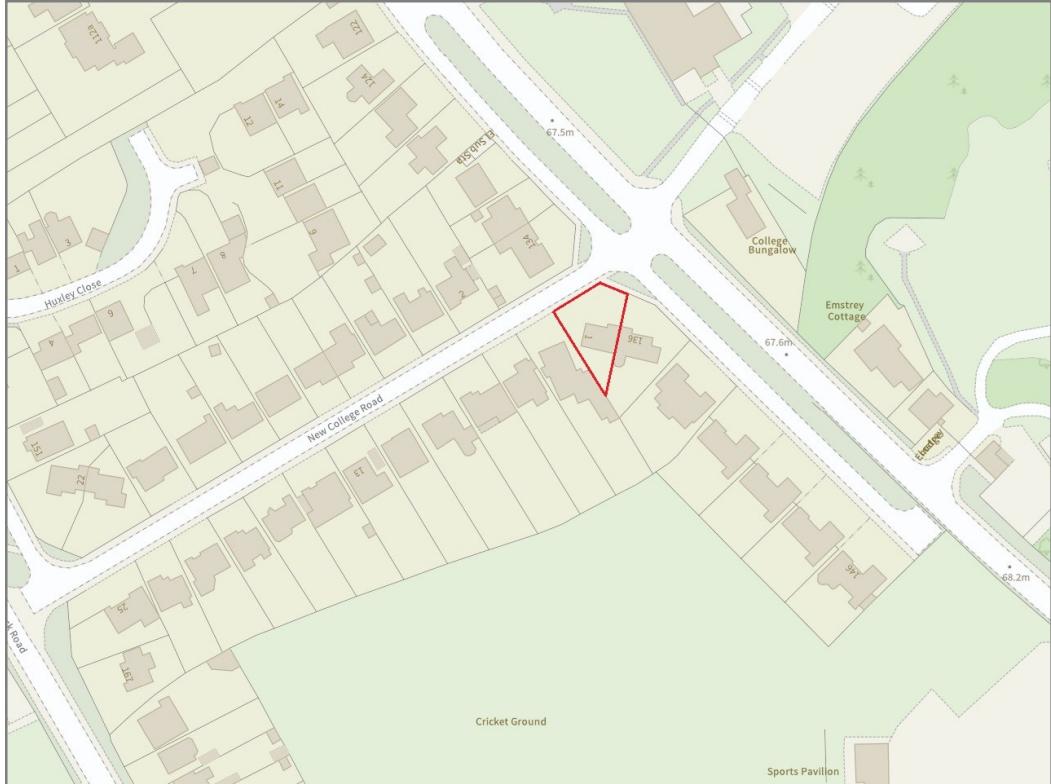
£415,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

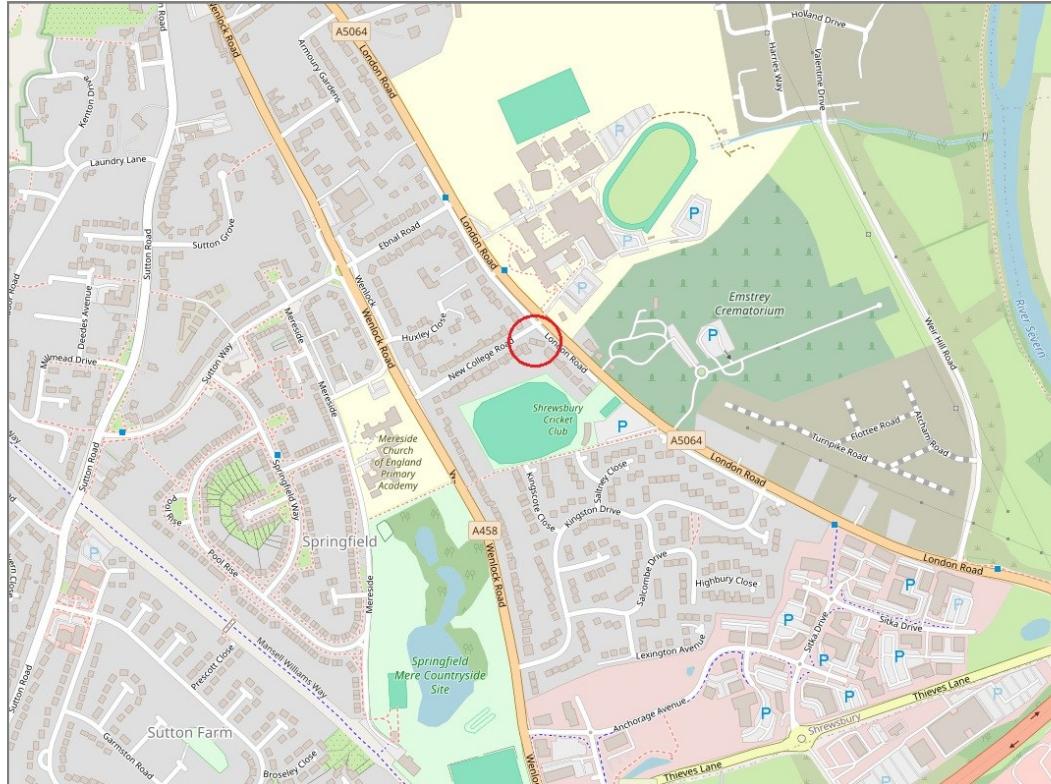
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BOUNDARIES NOT CONFIRMED



| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band D |
| EPC Band | Band C |
| 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.

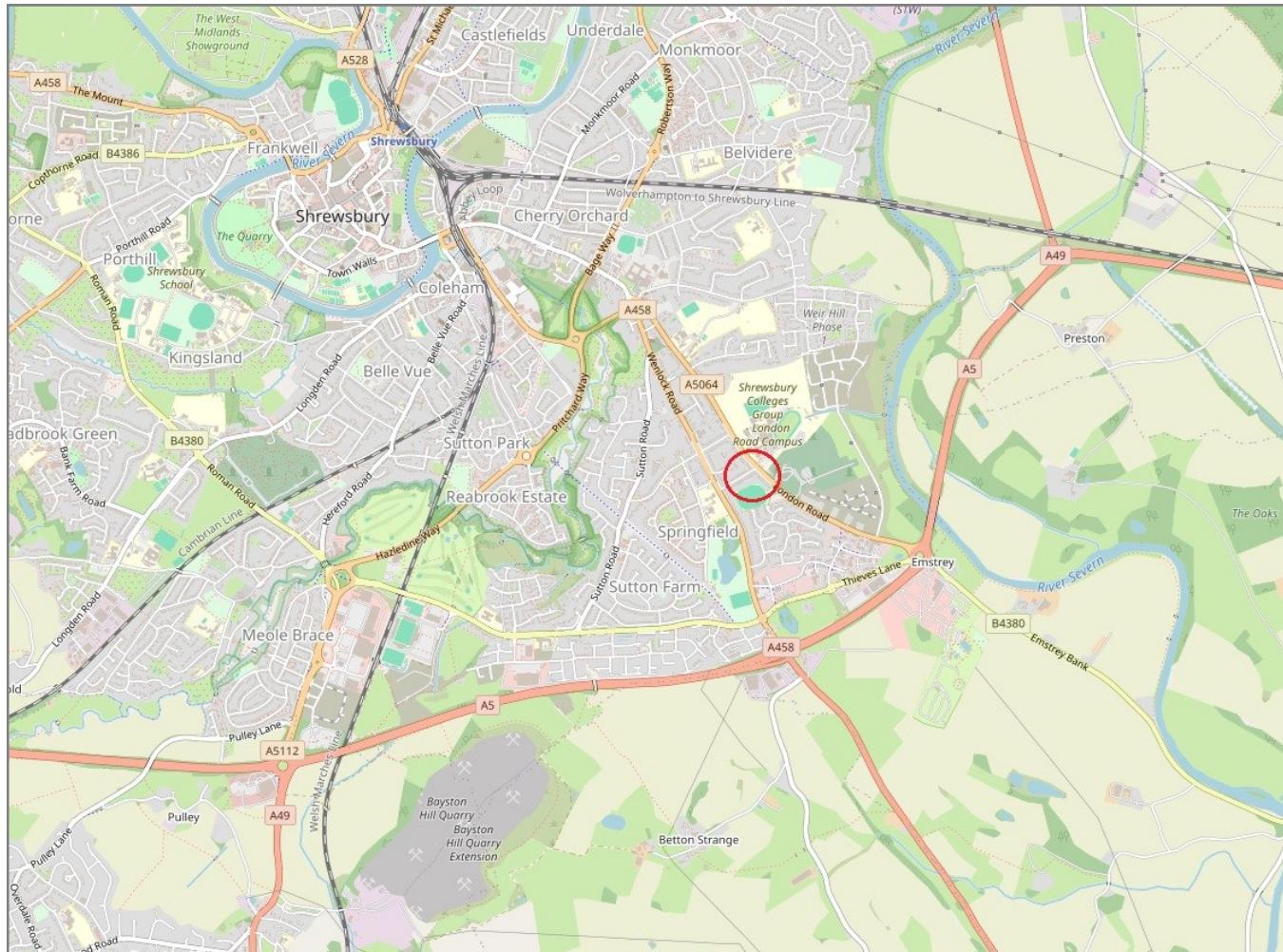
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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