



1 New College Road, Shrewsbury, SY2 6PU

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

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sales@cgpooks.co.uk

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.

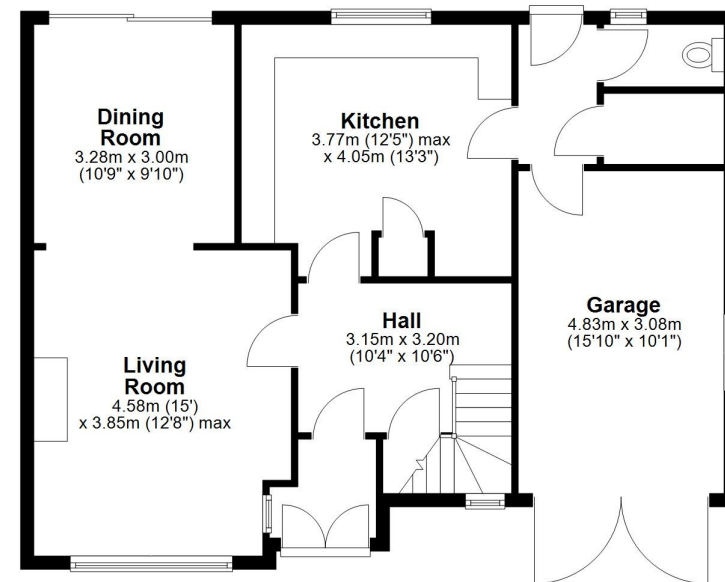
KEY FEATURES

- 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.

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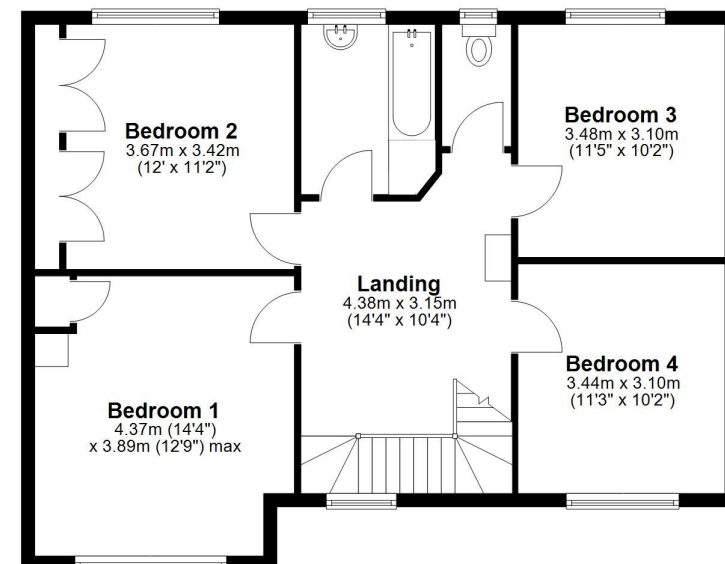
Ground Floor

Approx. 78.3 sq. metres (843.2 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.6 sq. feet)



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







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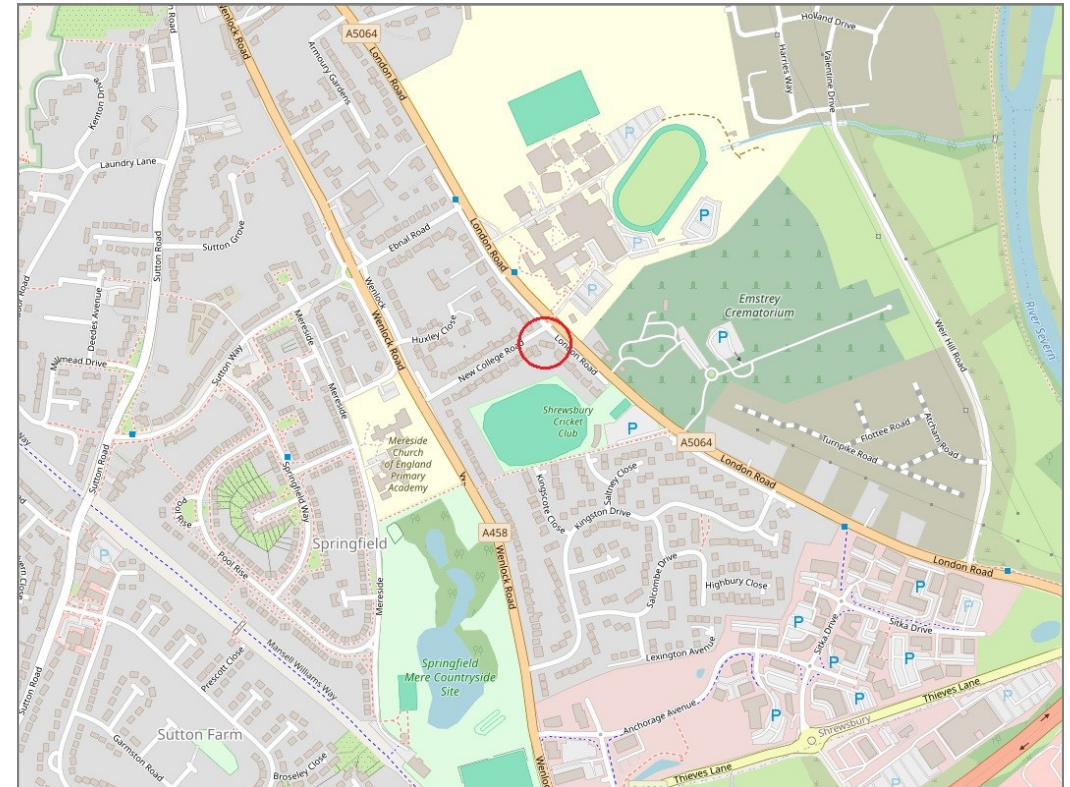
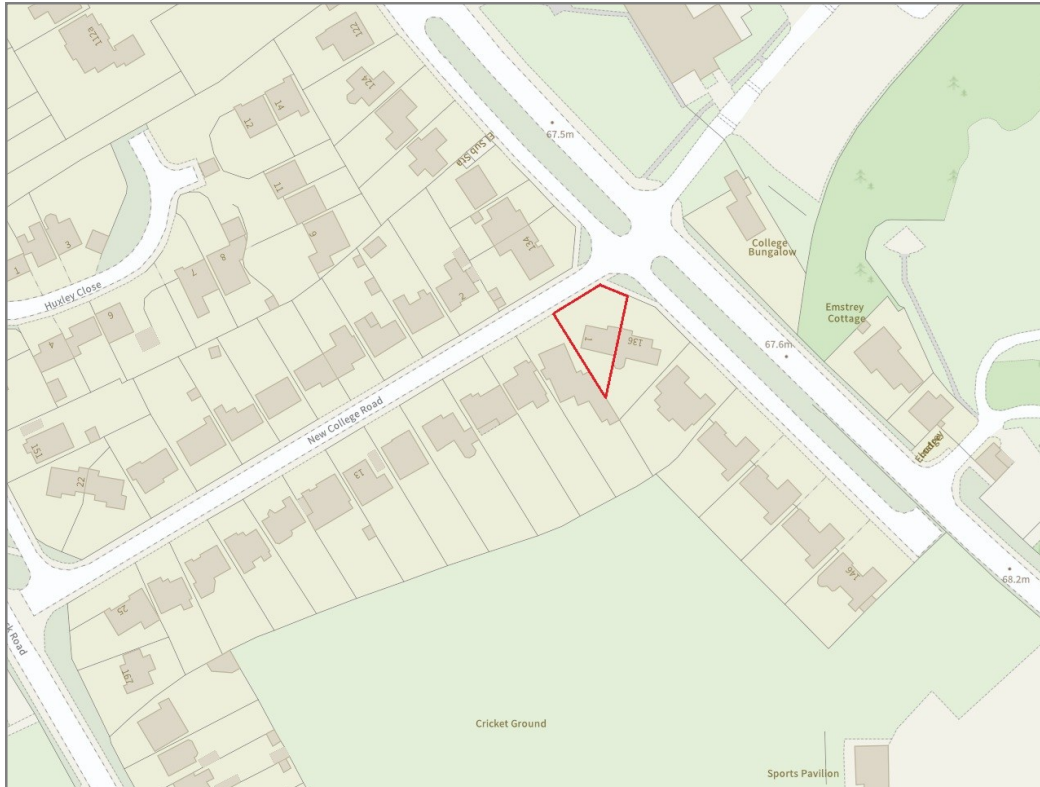
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BOUNDARIES NOT CONFIRMED

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.

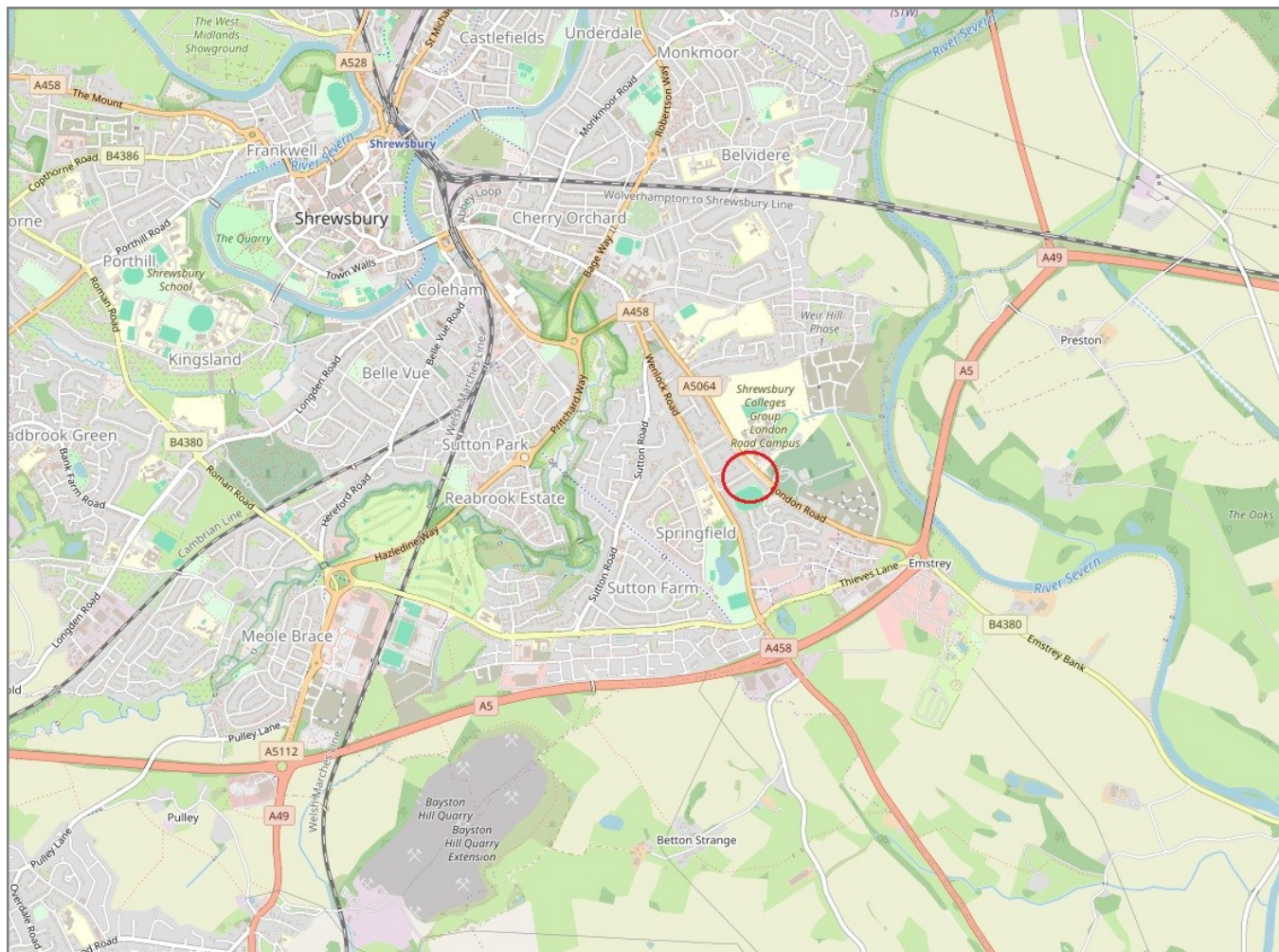
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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