



**20 Rowley Court, Sutton Farm, Shrewsbury, SY2 6ET**

1 bedroom first floor apartment —£120,000 Freehold

## 20 Rowley Court, Sutton Farm, Shrewsbury, SY2 6ET

Coopergreenpooks.co.uk

£120,000 Freehold — 1 bedroom first floor apartment

sales@cgpooks.co.uk

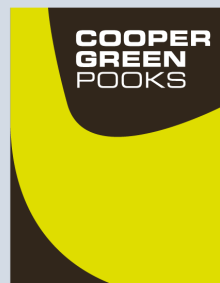
**This recently built and thoughtfully designed freehold apartment is situated within a sought-after residential area with a lovely outlook to the rear, while benefitting from private allocated parking.**

### KEY FEATURES

- Good sized entrance hall with cloakroom/WC
- Lovely open plan kitchen/dining/living room with views to the rear over woodland
- A range of well-fitted units to the kitchen, complete with integrated appliances
- Double bedroom with built-in wardrobe and en-suite shower room
- Private allocated parking situated below the property
- A great location within a popular residential area, a stone's throw from excellent amenities, beautiful walks through the Reabrook nature reserve and towards the Mere, road links via the bypass, and less than two miles from the town centre
- This property is freehold and would be ideal for first time buyers or investors

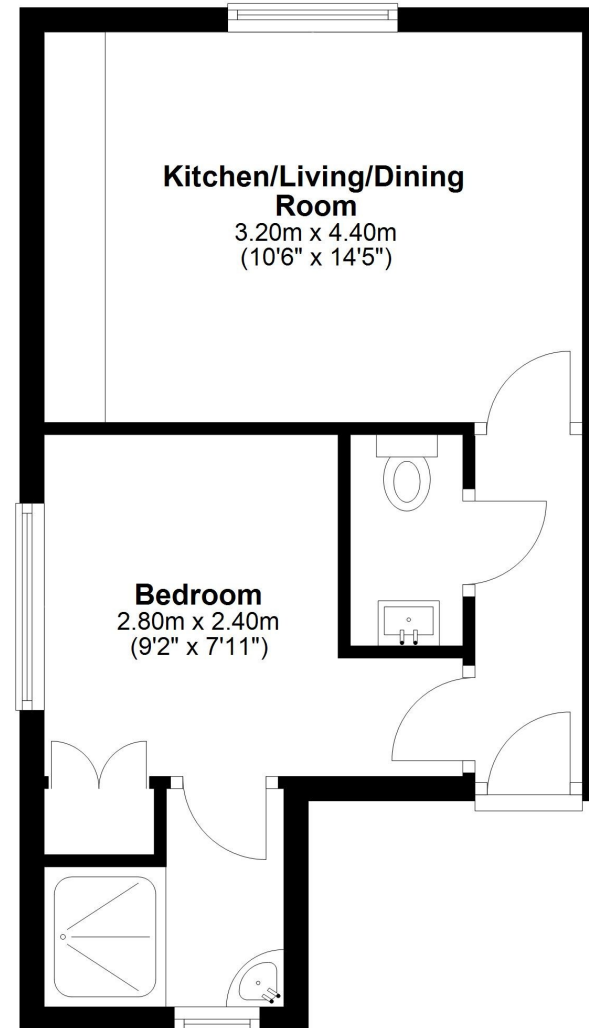
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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



### First Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



Total area: approx. 30.6 sq. metres (328.9 sq. feet)





## 20 Rowley Court, Sutton Farm, Shrewsbury, SY2 6ET

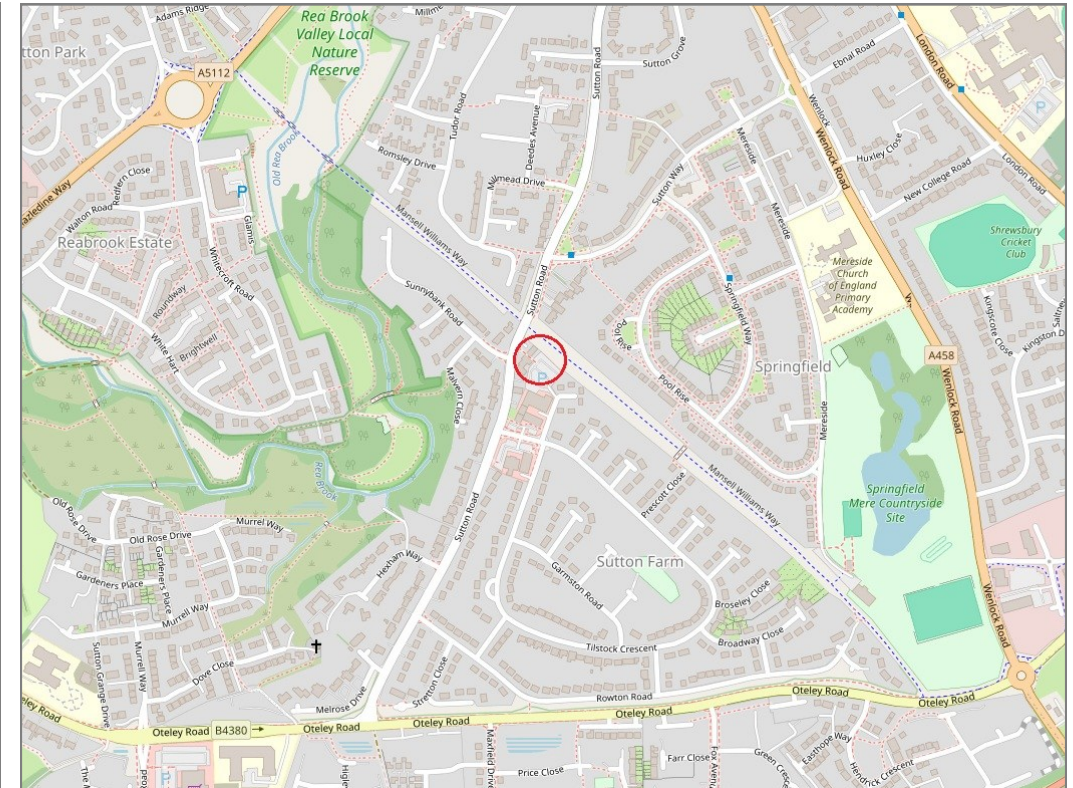
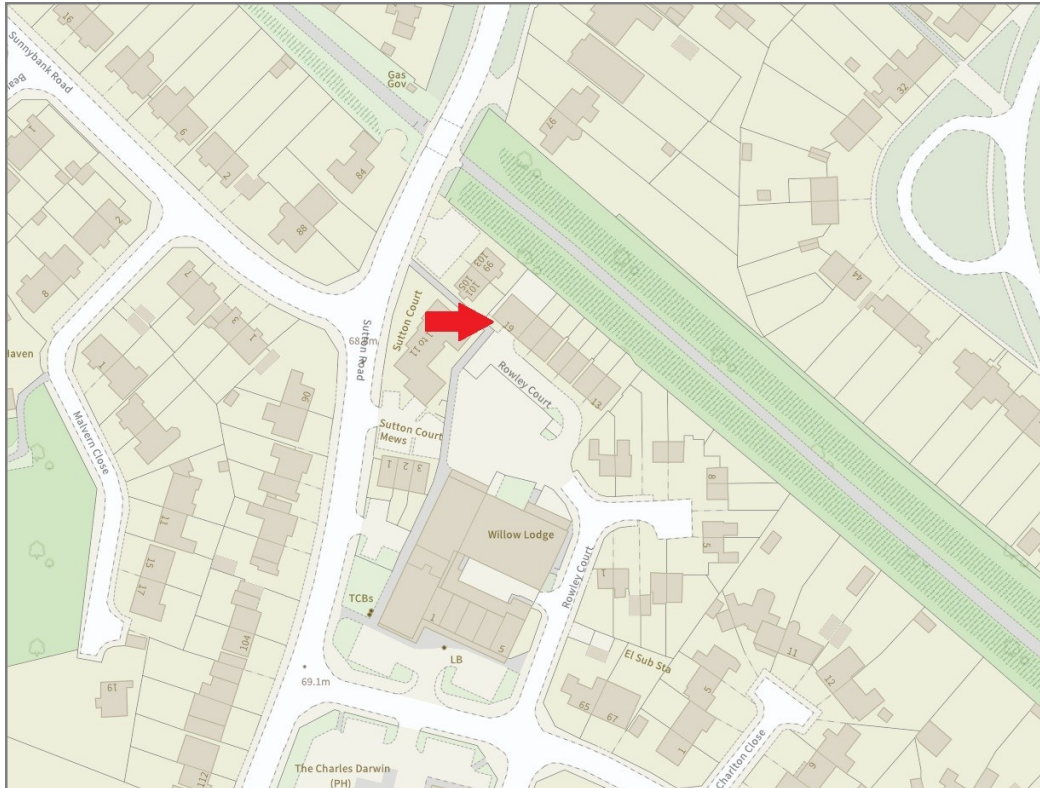
£120,000 Freehold — 1 bedroom first floor apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Tenure          | <b>Freehold</b>                                                                   |
| Local Authority | <b>Shropshire Council</b>                                                         |
| Council Tax     | <b>Band A</b>                                                                     |
| EPC Band        | <b>Band C</b>                                                                     |
| Services        | <b>Mains water, electricity and drainage are connected.<br/>Electric heating.</b> |

**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.

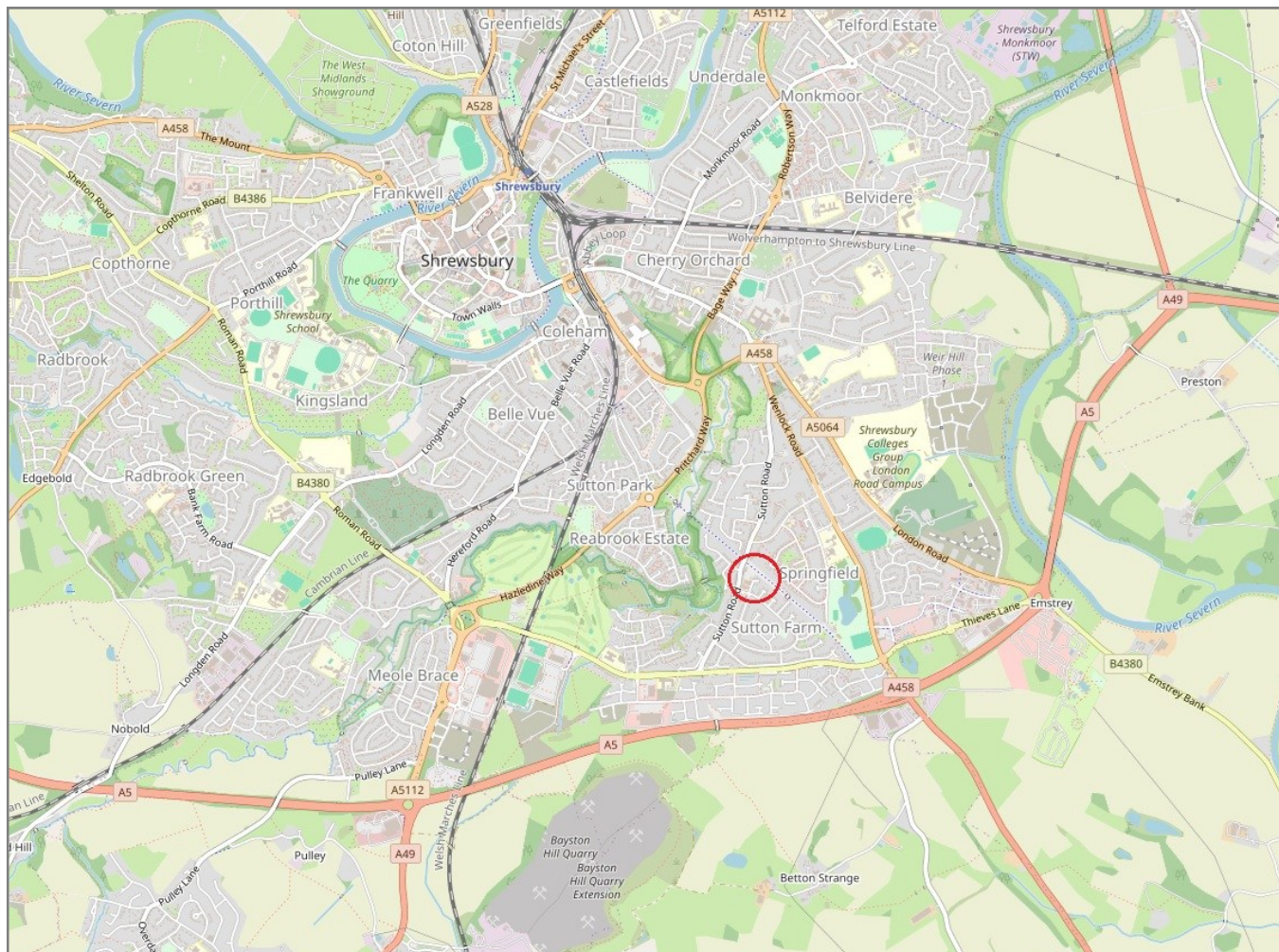


# 20 Rowley Court, Sutton Farm, Shrewsbury, SY2 6ET

Coopergreenpooks.co.uk

£120,000 Freehold — 1 bedroom first floor apartment

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.