



**9 Coldridge Drive, Herongate, Shrewsbury, SY1 3YT**

2 bedroom terraced house — £195,000 Freehold

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Coopergreenpooks.co.uk

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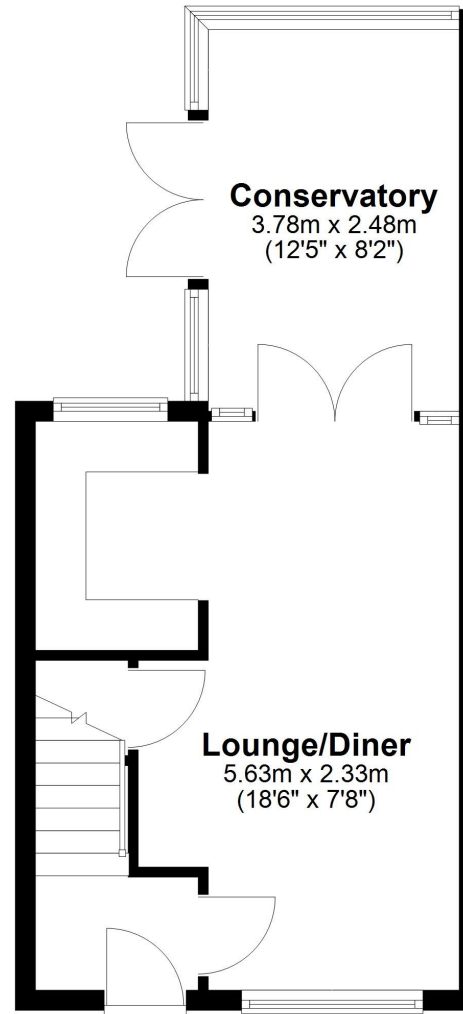
**This attractive 2-bedroom property has been tastefully modernised. Whilst being well situated in a quiet and private cul de sac position just a mile from the town centre in the popular Herongate area.**

### KEY FEATURES

- Entrance hall with stairs to first floor and door to living area.
- Open plan living/dining room with wood effect flooring, window to front and glazed double doors to rear, which open into the good sized conservatory.
- Recently refitted kitchen that opens onto the dining area and has a range of integrated appliances.
- 2 bedrooms and a refitted bathroom, with the main double bedroom having built in storage.
- Gravelled frontage and a paved and gravelled rear garden with area of lawn.
- Designated parking space.
- Replacement double glazed windows and gas central heating.
- Quiet and private cul de sac a short walk from the local primary school and about 1 mile from Shrewsbury town centre.
- No onward chain.

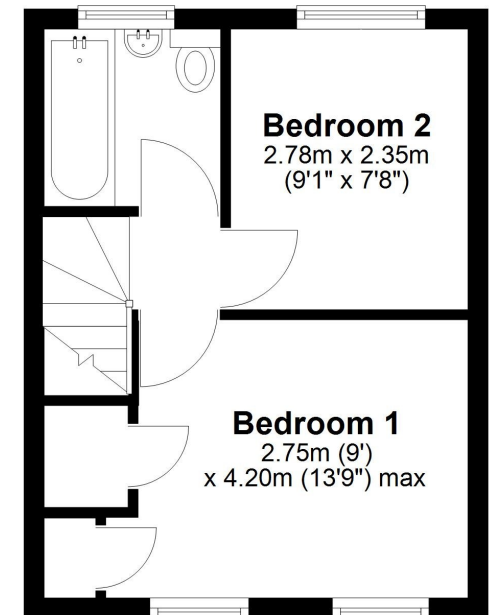
### Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



### First Floor

Approx. 23.6 sq. metres (254.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)





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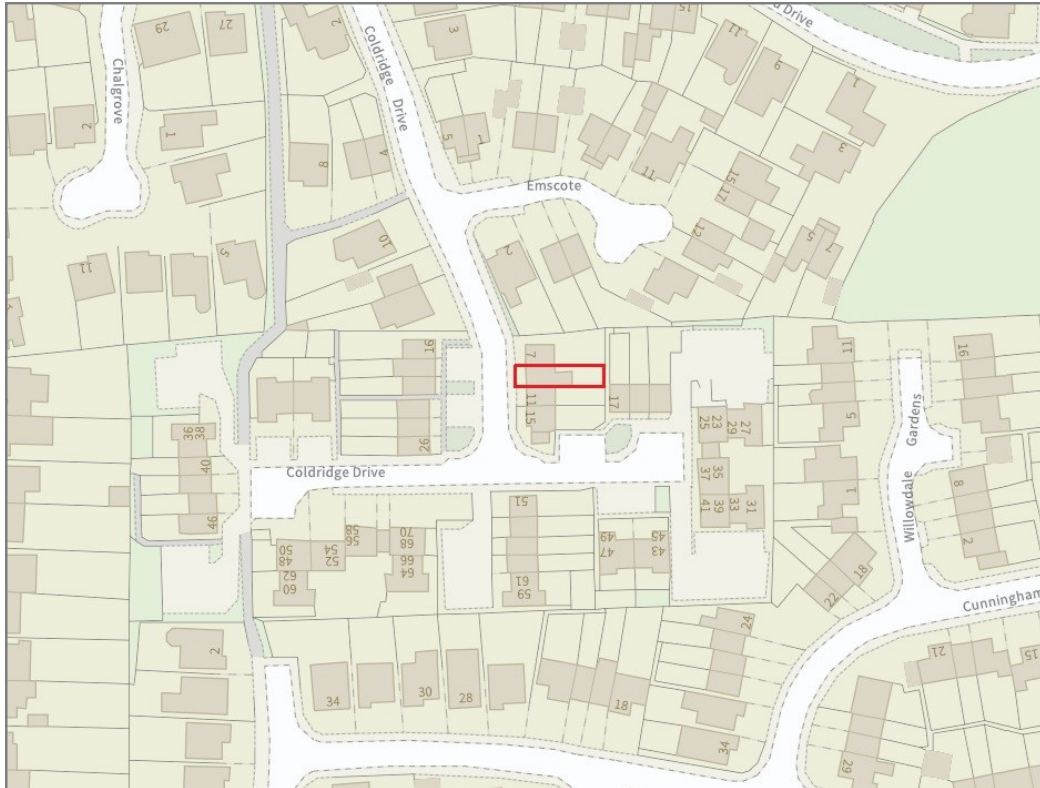
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sales@cgpooks.co.uk

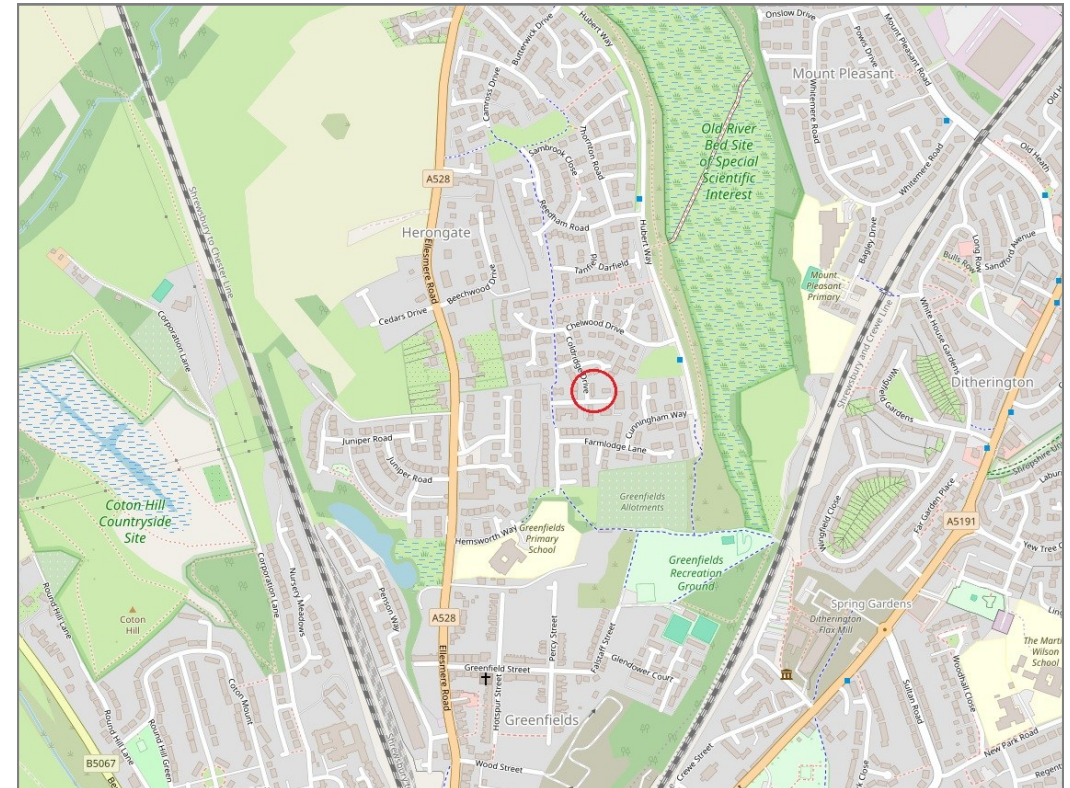
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**BOUNDARIES NOT CONFIRMED**



|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band B</b>                           |
| EPC Band        | <b>Band D</b>                           |
| Services        | <b>All mains services are connected</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.

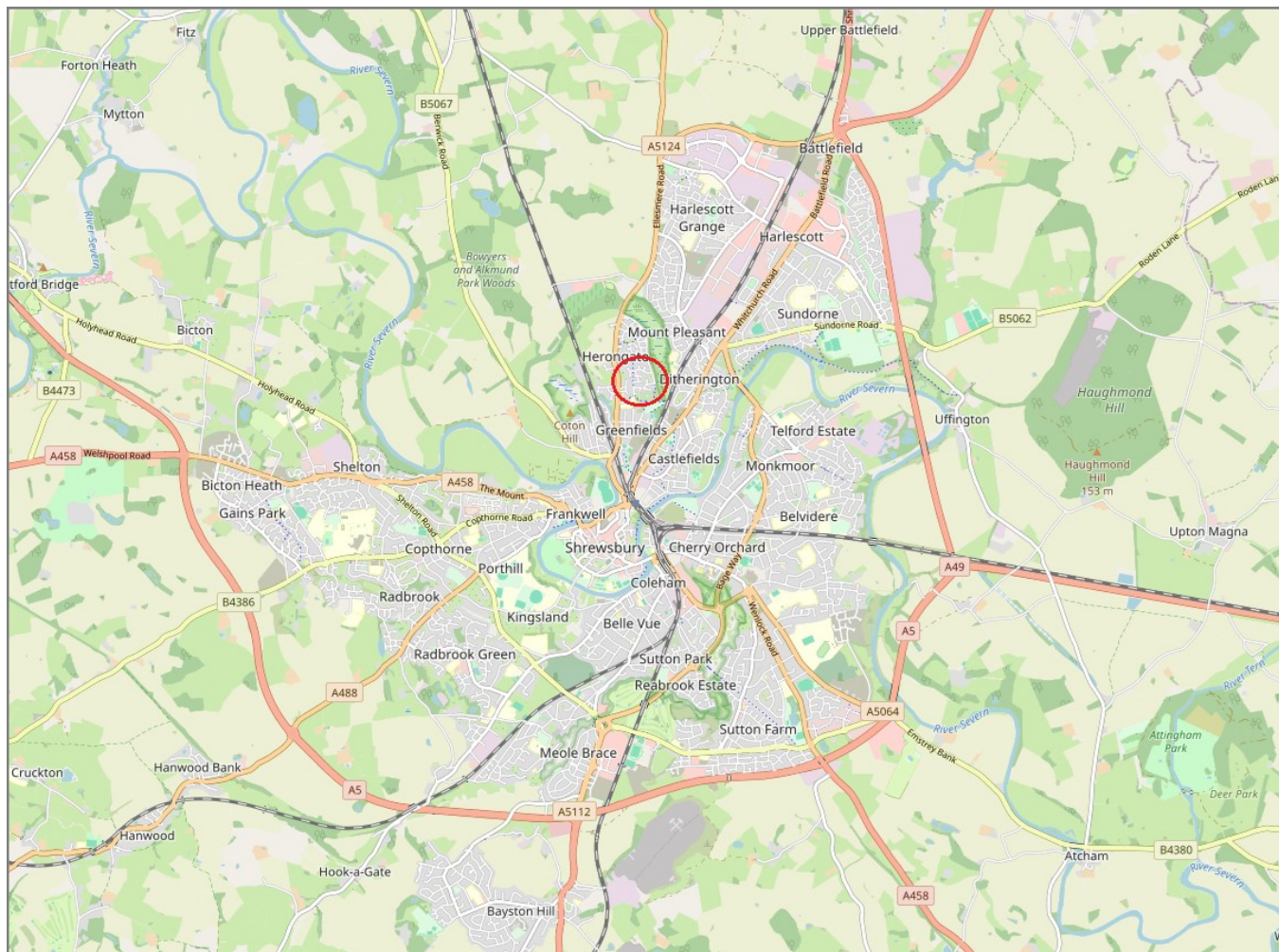
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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