



104 Yew Tree Close, Shrewsbury, SY1 2US

4 bedroom detached house—£275,000 Freehold

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Coopergreenpooks.co.uk

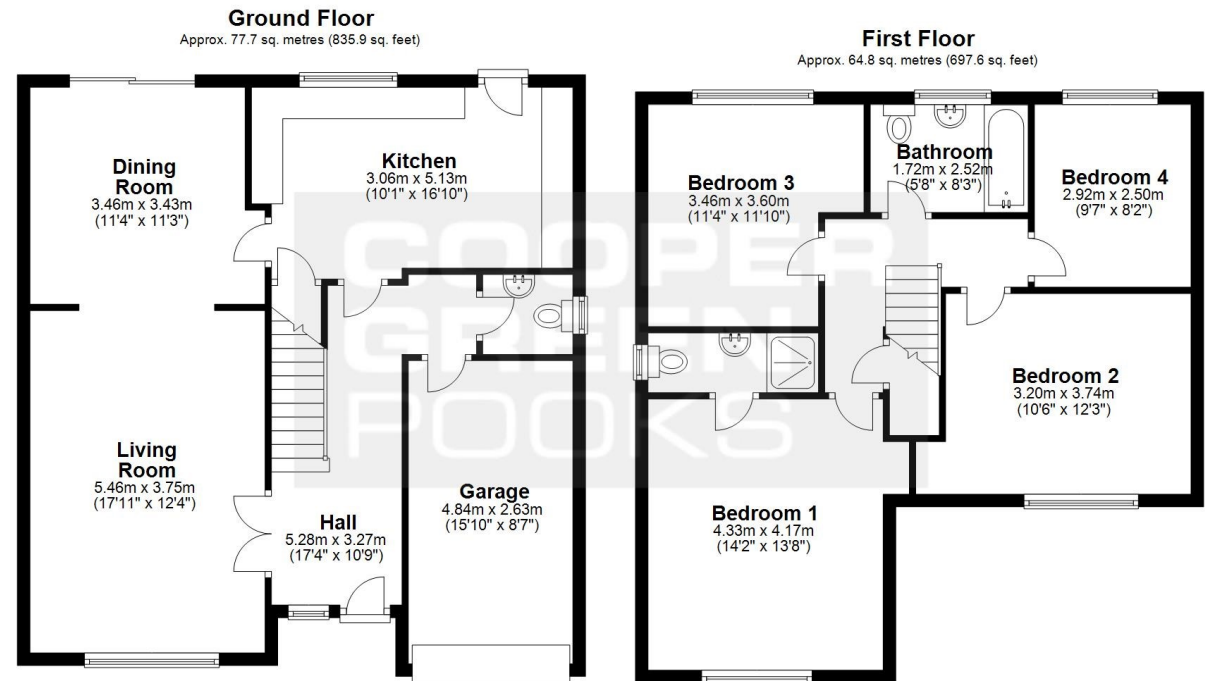
£275,000 Freehold—4 bedroom detached house

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This well presented and extremely spacious detached family house, benefits from 4 double bedrooms as well as being tucked away in a quiet and private end of cul de sac setting, close to the town centre.

KEY FEATURES

- Entrance hall with cloakroom and access to integral garage
- Double doors to a good sized living room which connects to dining room with glazed double doors to patio
- Large kitchen with an extensive range of units, window and part glazed door to rear
- 4 double bedrooms, family bathroom and en-suite shower room to main bedroom
- Double glazed windows and gas fired central heating
- Driveway providing parking for 2 cars and access to garage
- Private rear garden, landscaped for easy maintenance
- Located on a popular development at the end of a cul de sac, close to a range of local amenities, river walks and just half a mile from the town centre
- NO UPWARD CHAIN



Cooper Green Pooks
3 Barker Street
Shrewsbury
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Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

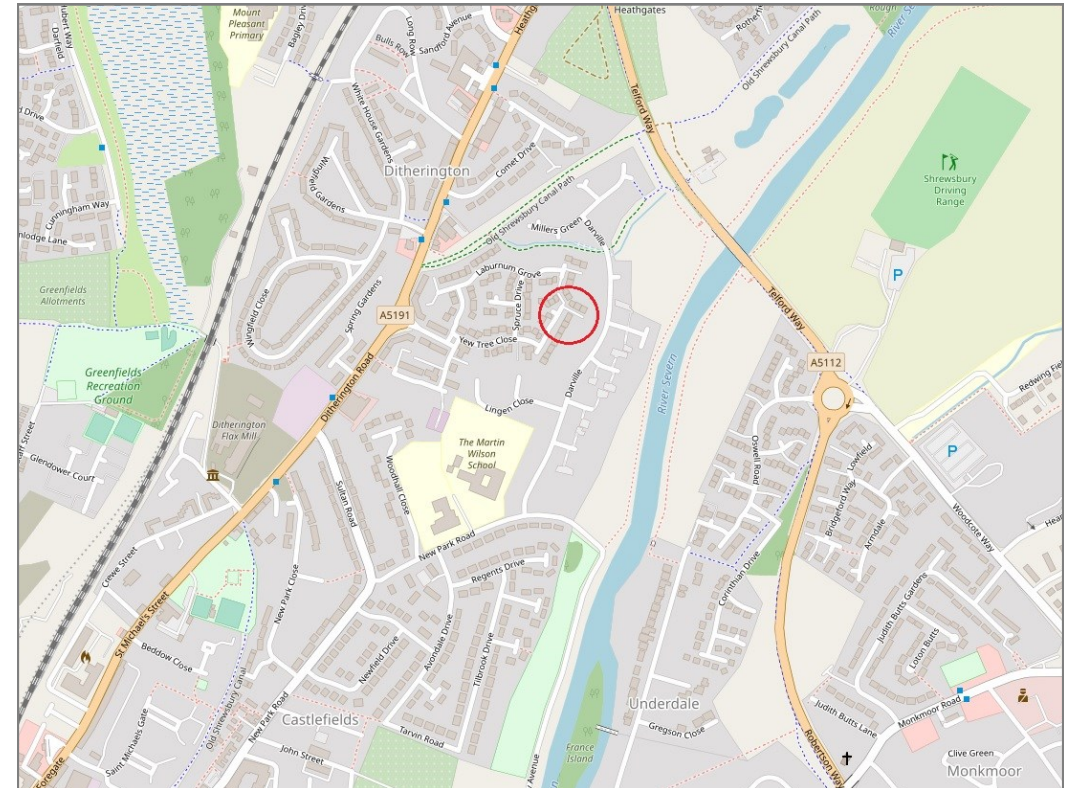
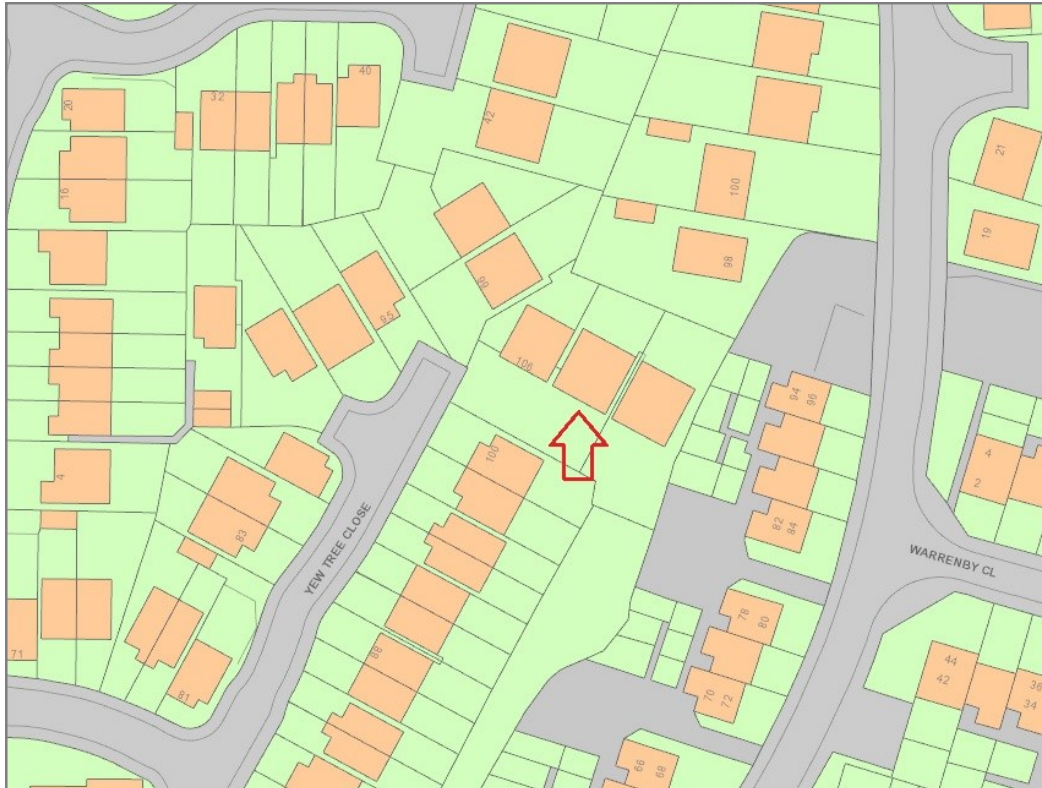




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



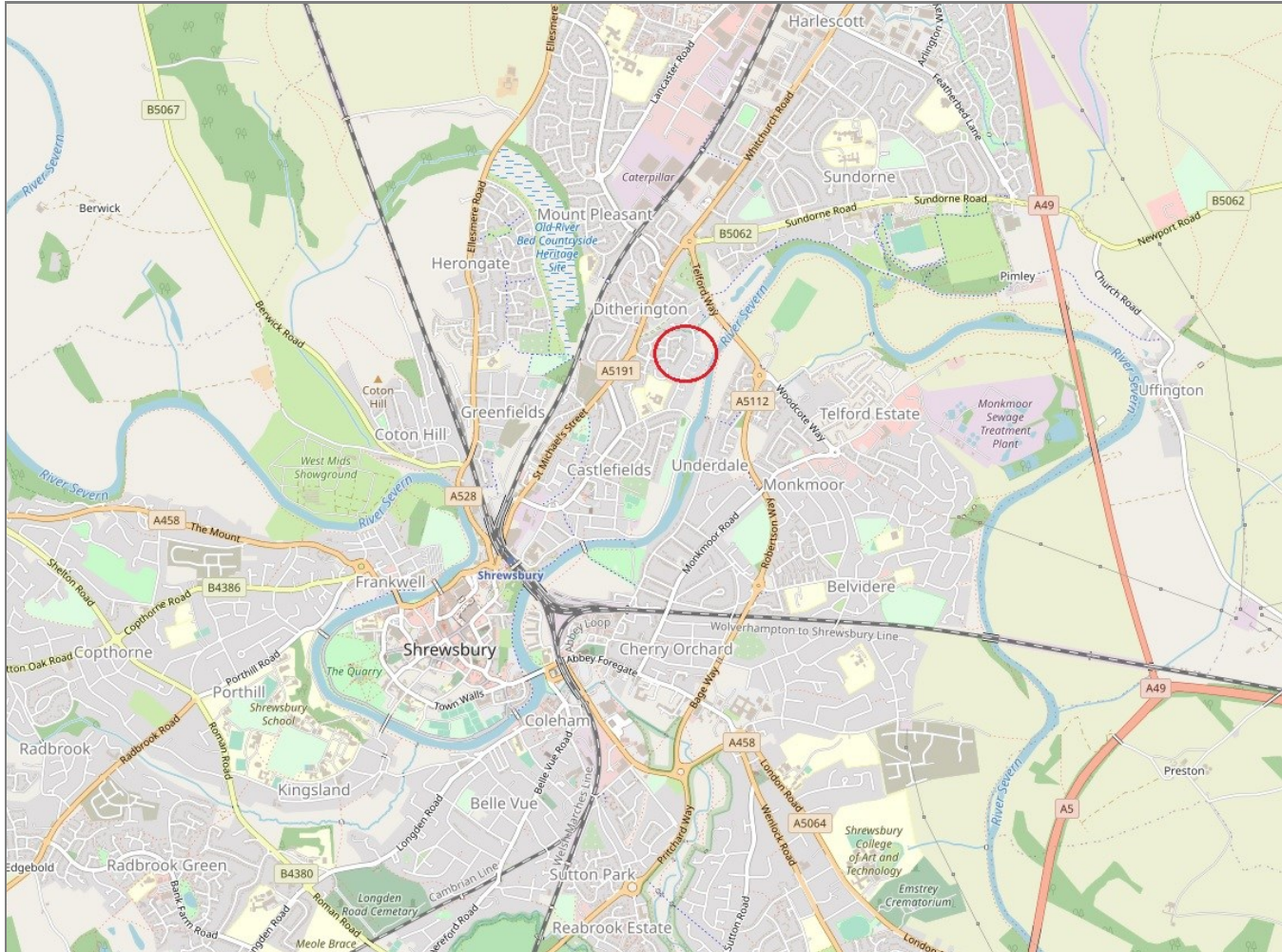
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC

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