



14 Llewellyn Place, Mountfields, Shrewsbury, SY3 8QY

2 bedroom terraced house — £265,000 Freehold

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sales@cgpooks.co.uk

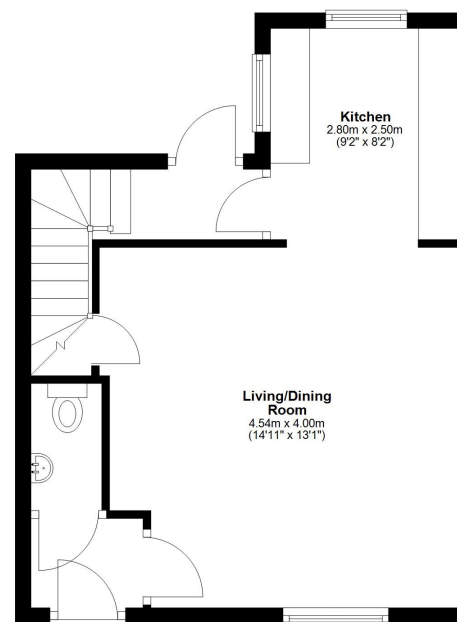
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Located in a lovely quiet and private courtyard setting just a few minutes' walk from the town centre. This modern and stylish town house offers good accommodation along with a paved south facing terrace garden and parking space.

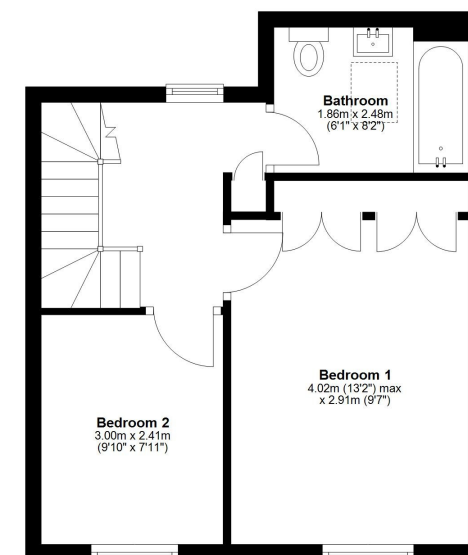
KEY FEATURES

- Entrance hall with cloakroom and door to living room
- Good sized living room with window to front, feature fireplace and hexagonal tiled flooring
- Well fitted kitchen with tiled flooring, built in appliances and windows to two elevations that overlook the rear courtyard
- Rear entrance hall with doors to both kitchen and courtyard, as well as staircase to the spacious first-floor landing
- Two bedrooms with the main having built in double door wardrobes
- Bathroom which has been re-fitted to a high standard
- Designated parking space directly to the front of the property
- Gated access to a private south facing, paved courtyard garden
- Great location within a modern and well-designed courtyard development in the popular Mountfields area, just a stone's throw from the many varied amenities of Frankwell, such as good bars and restaurants as well as Theatre Severn. The town centre is also just a 5-minute walk from the property via the Welsh Bridge
- Vacant with no onward chain

Ground Floor
Approx. 34.7 sq. metres (373.4 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 sq. feet)







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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
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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