

21 Pool Rise, Shrewsbury, SY2 6EW

Shrewsbury & Country House Sales

MILLER EVANS



21 Pool Rise, Shrewsbury, SY2 6EW

£230,000 Freehold

- A well presented and well maintained semi-detached house
- Two double bedrooms and bathroom
- Living room, kitchen/dining room and utility, cloakroom
- Garage and driveway providing parking
- Private enclosed rear garden
- Two sheds
- Popular and convenient location close to amenities





A neatly presented and well-maintained semi-detached home, offering two good-sized double bedrooms, a well-established garden and a garage, situated in a popular and convenient location.

The property is attractively presented throughout and briefly comprises an entrance hall, spacious living room, kitchen and separate dining room. The kitchen is fitted with a range of matching modern units, while the useful utility room provides additional storage, a WC and an access door to the garage. To the first floor there are two generously proportioned double bedrooms, with the larger bedroom extending across the full width of the property, together with a family bathroom. Garage and driveway providing ample parking with an EV charging point and a well-stocked and private garden to the rear.

The location is particularly convenient, being well placed for local schools, shops and regular bus services providing access to the town centre. There is also easy access to the M54 motorway network, making the property well suited to commuters.






SEEDS









ENTRANCE HALL
10'5" x 6'6"

CLOAKROOM

LIVING ROOM
10'5" x 11'8"

KITCHEN / DINING ROOM
10'2" x 15'5"

UTILITY
9'0" x 8'10"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1
10'5" x 18'6"

BEDROOM 2
9'3" x 11'5"

BATHROOM
5'9" x 6'9"

GARDENS AND GROUNDS

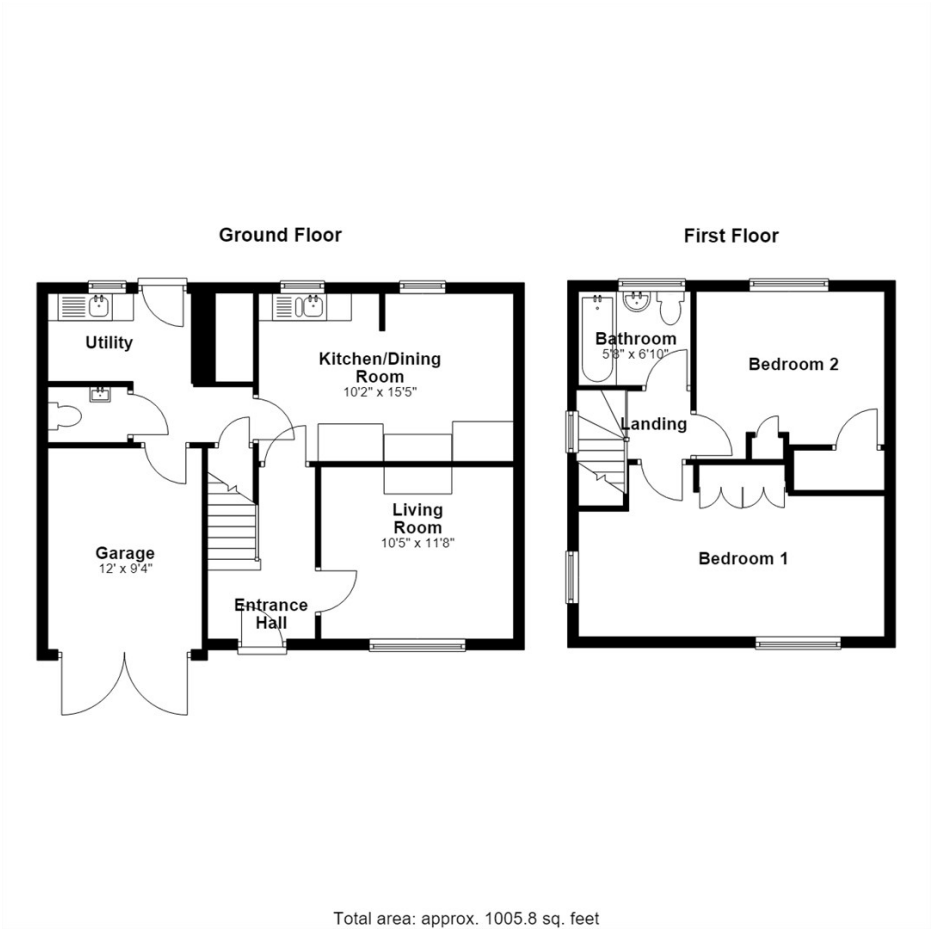
GARAGE
12'0" x 9'4"

The property benefits from a tegular paved driveway and forecourt providing ample off-road parking, as well as an EV charging point. To the rear is a well-stocked and private garden featuring a paved patio, lawn, established shrubs and mature trees providing privacy from neighbouring properties.

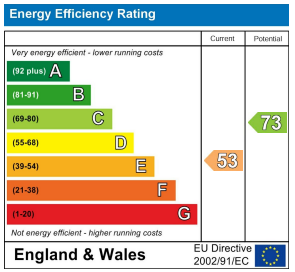


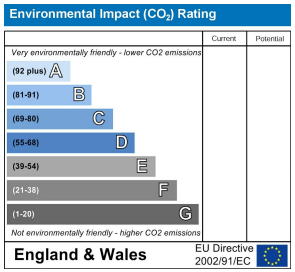
HOW TO GET THERE

The property is best approached out of Shrewsbury via the English Bridge and continue along the full length of Abbey Foregate. At the traffic island, take the third exit onto Wenlock Road. Continue for some distance before turning right into Sutton Way. Turn left into Springfield Way, then right into Pool Rise. The property will be found a short distance along on the left-hand side.



Total area: approx. 1005.8 sq. feet





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.
This property may be subject to additional management charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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