



24 Valentine Drive, Weir Hill Gardens, Shrewsbury, SY2 5WY

3 bedroom terraced house — £280,000 Freehold

24 Valentine Drive, Weir Hill Gardens, Shrewsbury, SY2 5WY

Coopergreenpooks.co.uk

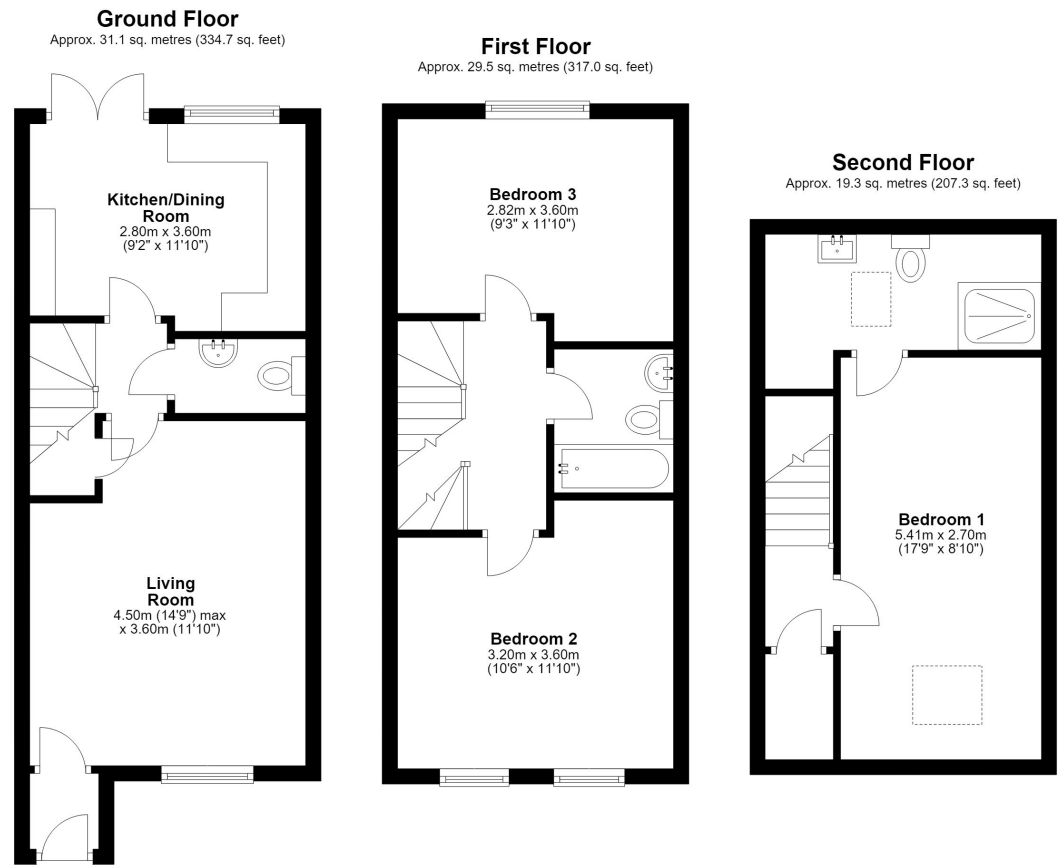
£280,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

Situated on the fringe of a popular modern development, a stones throw from beautiful riverside walks, this very well-presented and improved terraced house offers thoughtfully designed and versatile accommodation over three floors, with a landscaped rear garden and private side by side parking for two cars.

KEY FEATURES

- Entrance hall opening to a good-sized living room with useful under stairs storage
- Lovely open plan kitchen/dining room, complete with a range of fitted units, breakfast bar, and glazed doors onto the garden
- There is also an inner hallway with access to the ground floor WC/cloakroom and turning staircase to landing
- On the first floor are two generous double bedrooms and a well-appointed family bathroom with shower
- A further staircase leads to the second floor, where there is an impressive double bedroom and en-suite shower room, both having velux windows, and a store cupboard on the landing
- uPVC double glazed windows and gas fired central heating throughout
- Attractively landscaped rear garden, laid to lawn with a large paved sun terrace, timber garden store, and gated access to side
- Private side by side parking to the front of the property for two cars
- Conveniently located in a popular modern development, just a short distance from green open space and the River Severn, as well as being within easy access of the bypass, a range of amenities, and less than two miles from the town centre



Total area: approx. 79.8 sq. metres (859.0 sq. feet)









24 Valentine Drive, Weir Hill Gardens, Shrewsbury, SY2 5WY

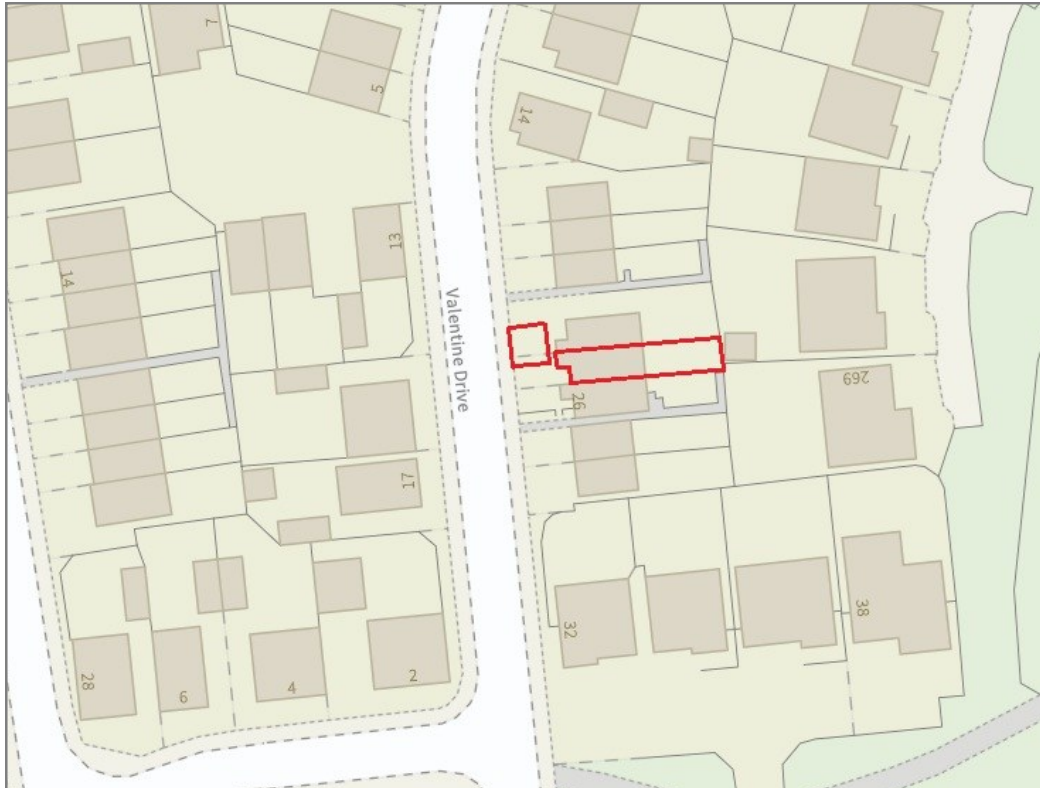
£280,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
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.

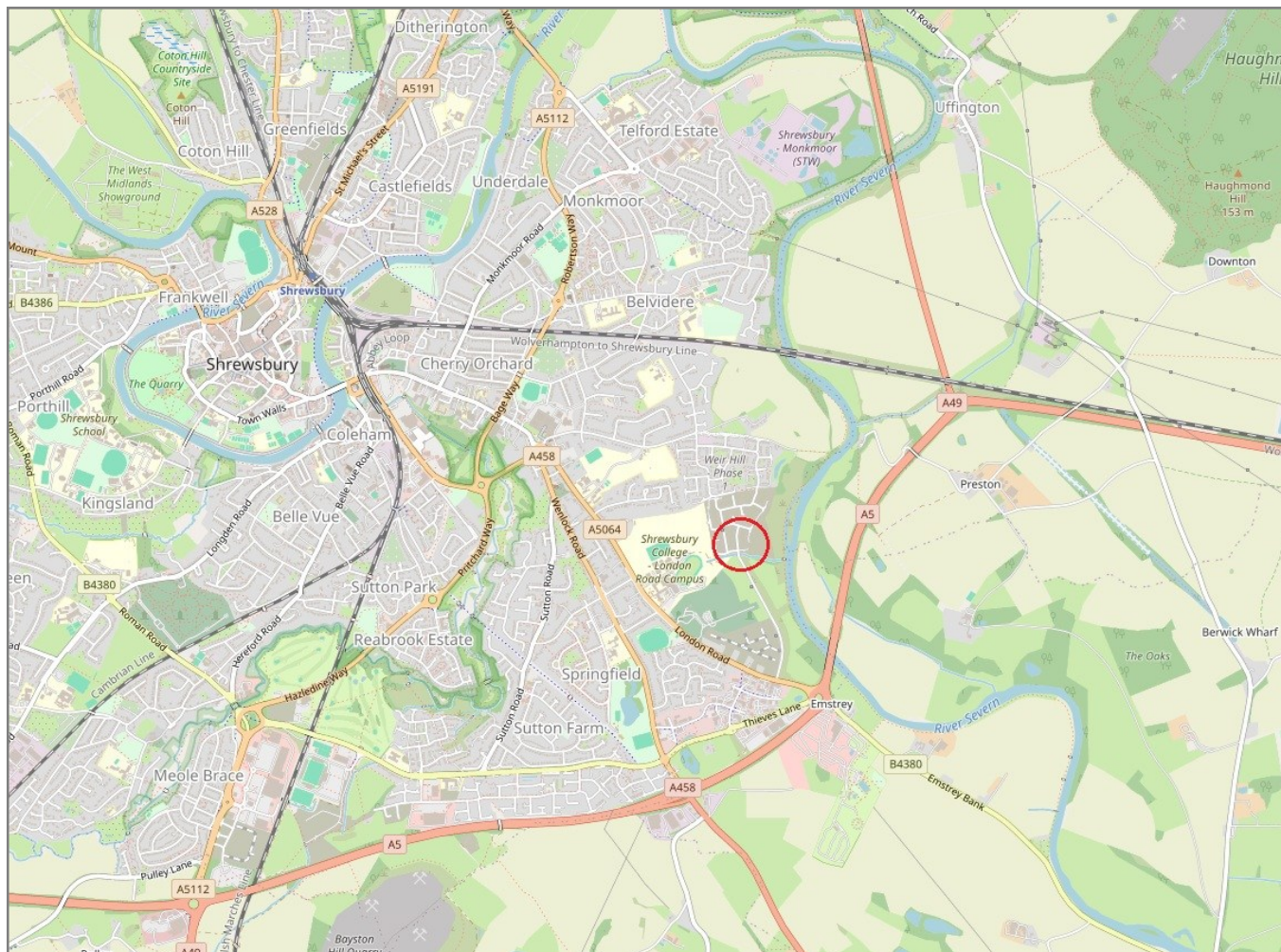
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

24 Valentine Drive, Weir Hill Gardens, Shrewsbury, SY2 5WY

Coopergreenpooks.co.uk

£280,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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.