



34 Wilfred Owen Close, Underdale, Shrewsbury, SY2 5BY

2 bedroom ground floor apartment — £145,000 Leasehold

34 Wilfred Owen Close, Underdale, Shrewsbury, SY2 5BY

Coopergreenpooks.co.uk

£145,000 Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

This neatly presented ground floor apartment offers spacious and well-designed accommodation, benefiting from private allocated parking and attractive communal gardens, while being quietly situated within a sought after area, just a ten minute walk from the town centre.

KEY FEATURES

- Good sized entrance hall with useful storage
- Lovely open plan living/dining room with views to front
- Fitted kitchen with integrated oven and space for appliances
- Main double bedroom with en-suite shower room
- A further generous bedroom and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private allocated parking to the front of the building
- Well-kept communal gardens for residents to enjoy, as well as bicycle and bin storage
- The property is situated within a short walk of the town centre and train station, as well as a range of bars, restaurants, excellent amenities and beautiful riverside walks
- Ideal for first time buyers, investors or downsizers
- Sold vacant with no upward chain

Cooper Green Pooks

3 Barker Street

Shrewsbury

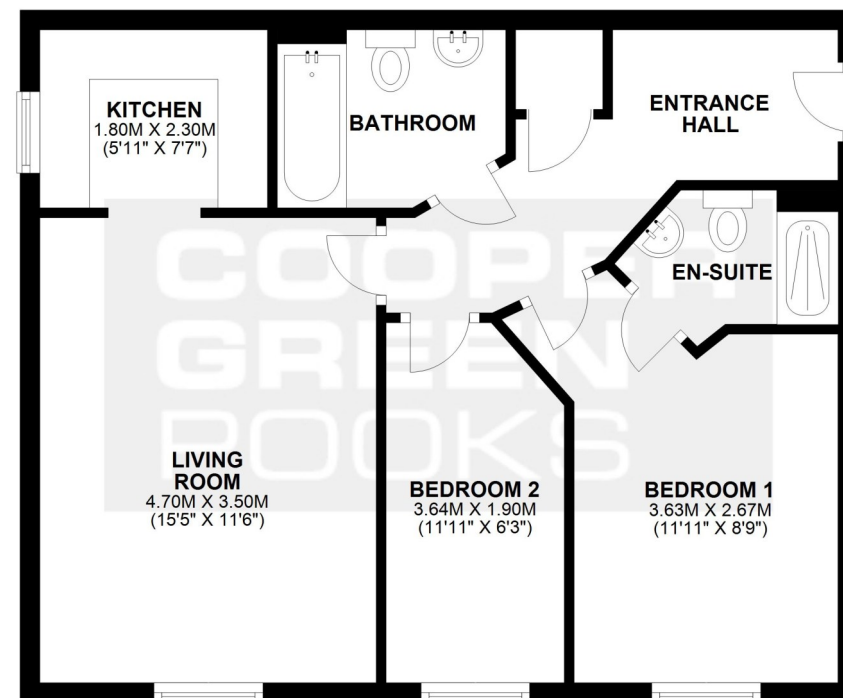
SY1 1QF

www.cgpooks.co.uk

sales@cgpooks.co.uk



GROUND FLOOR
APPROX. 53.2 SQ. METRES (573.1 SQ. FEET)



TOTAL AREA: APPROX. 53.2 SQ. METRES (573.1 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.





34 Wilfred Owen Close, Underdale, Shrewsbury, SY2 5BY

Coopergreenpooks.co.uk

£145,000 Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk



rightmove 

 onTheMarket.com

 **RICS**
Regulated by RICS

 **expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



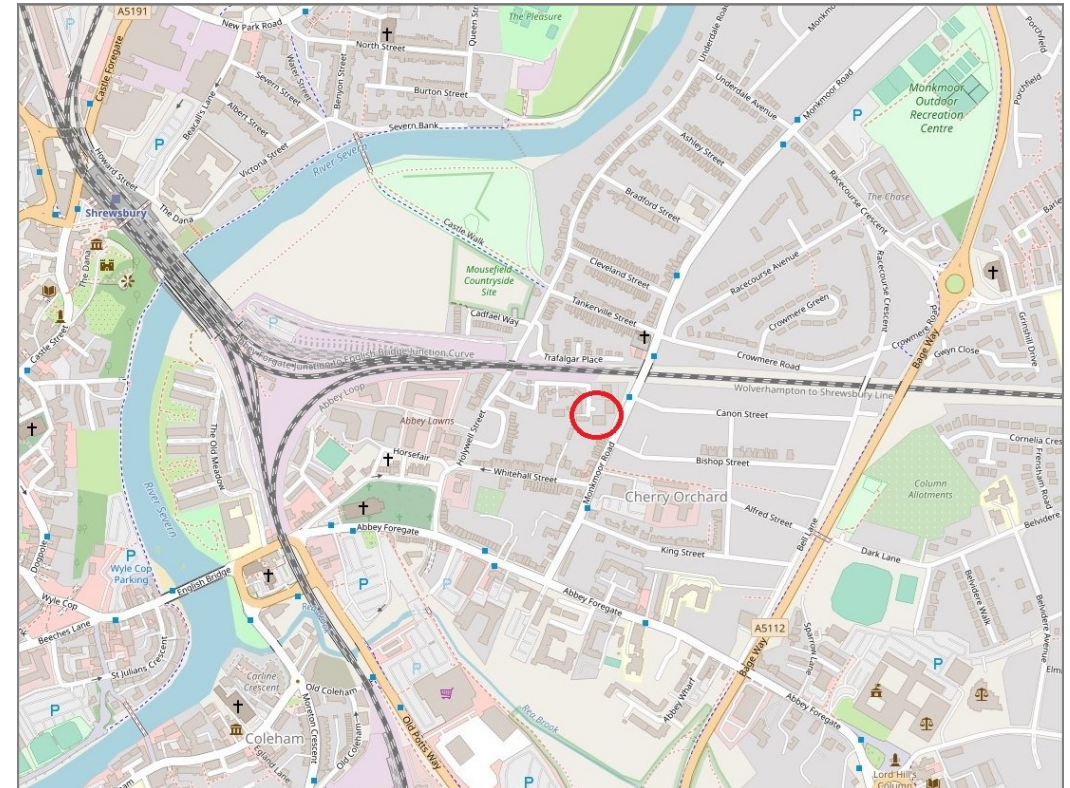
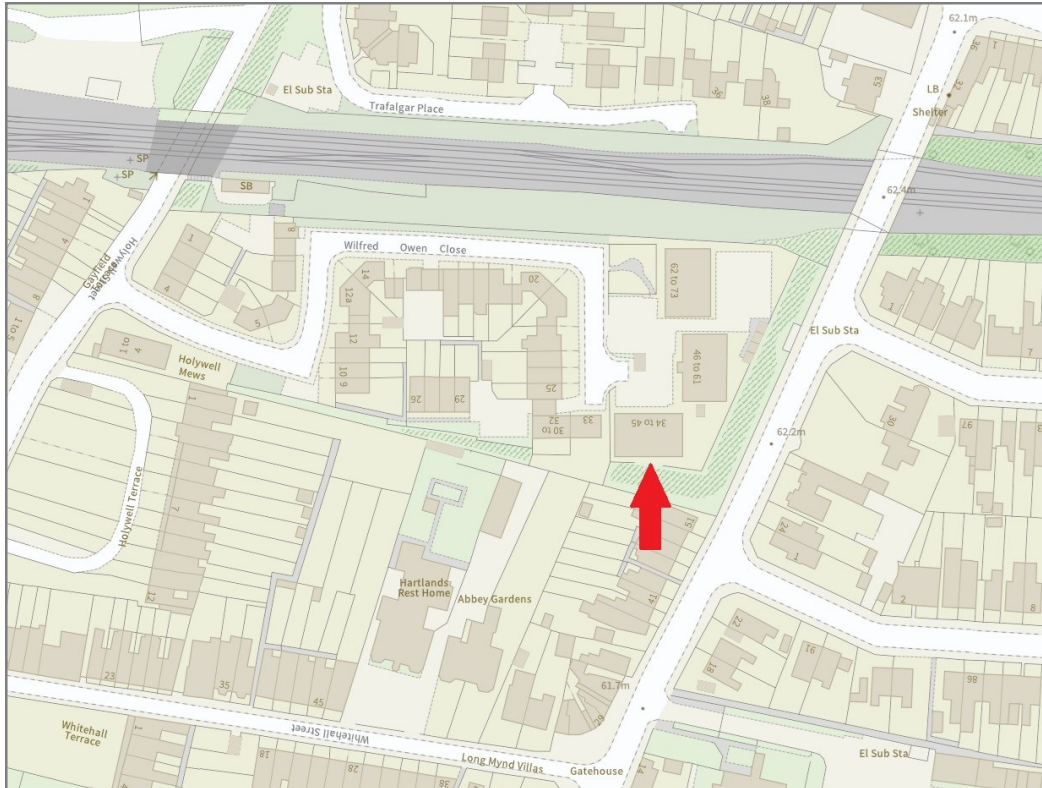
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

34 Wilfred Owen Close, Underdale, Shrewsbury, SY2 5BY

£145,000 Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk



Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	All mains services are connected

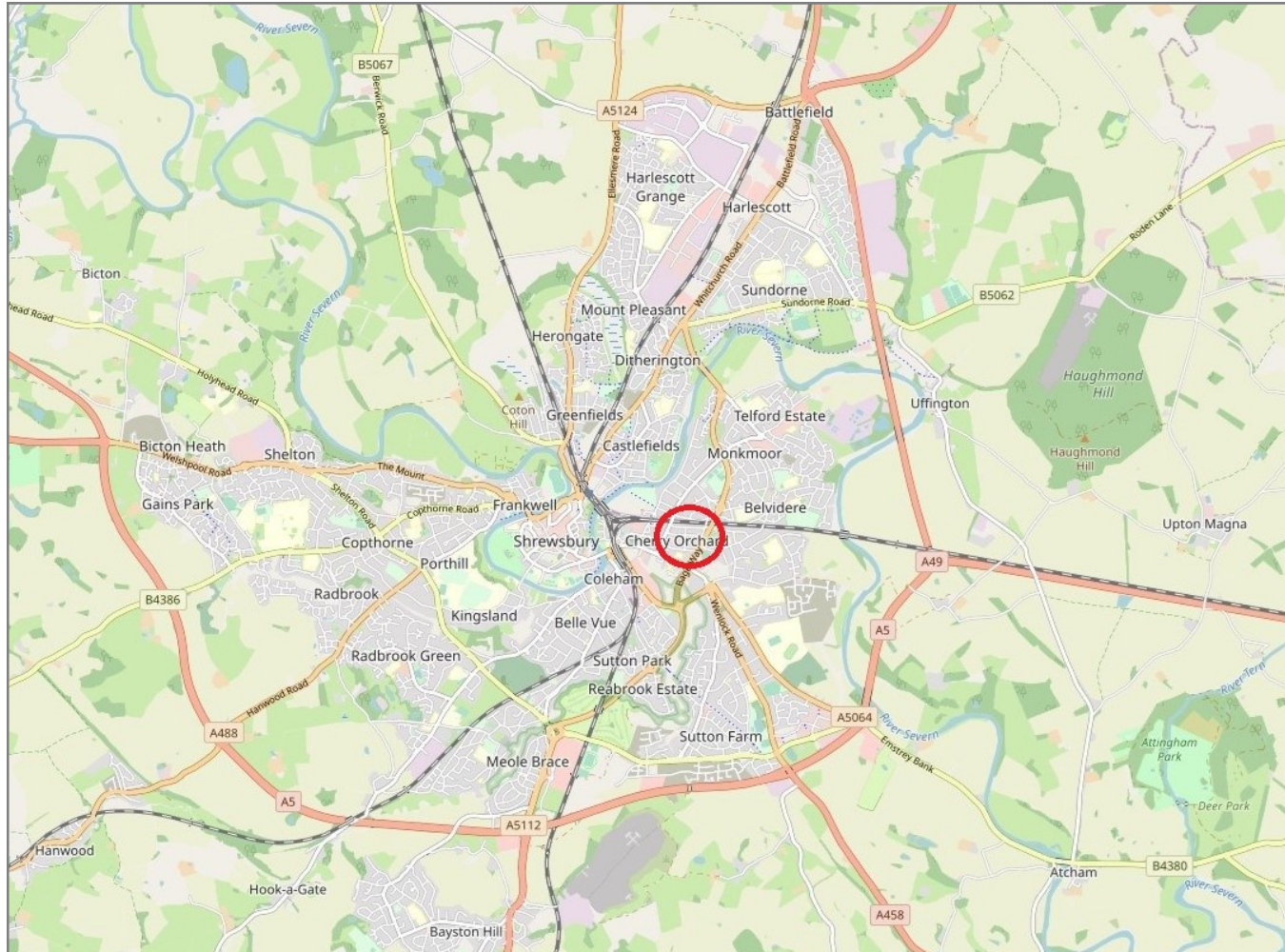
Tenure	Leasehold
Lease Length	131 years remaining
Service Charge	Approx £1,000 per annum
Ground rent	Approx £400 per annum

34 Wilfred Owen Close, Underdale, Shrewsbury, SY2 5BY

Coopergreenpooks.co.uk

£145,000 Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks 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 Pooks 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.