



2 Pengrove, Kingsland Road, Shrewsbury, SY3 7LE

2 bedroom semi-detached house — £365,000 Freehold

2 Pengrove, Kingsland Road, Shrewsbury, SY3 7LE

£365,000 Freehold — 2 bedroom semi-detached house

sales@cgpooks.co.uk

A rare opportunity to purchase this very attractive and newly modernised cottage that's situated in a wonderful setting with beautiful river views. The property also has the benefit of its own private adjoining driveway, whilst having direct access to Kingsland Fields park, as well as being just a 5 minute walk from Coleham.

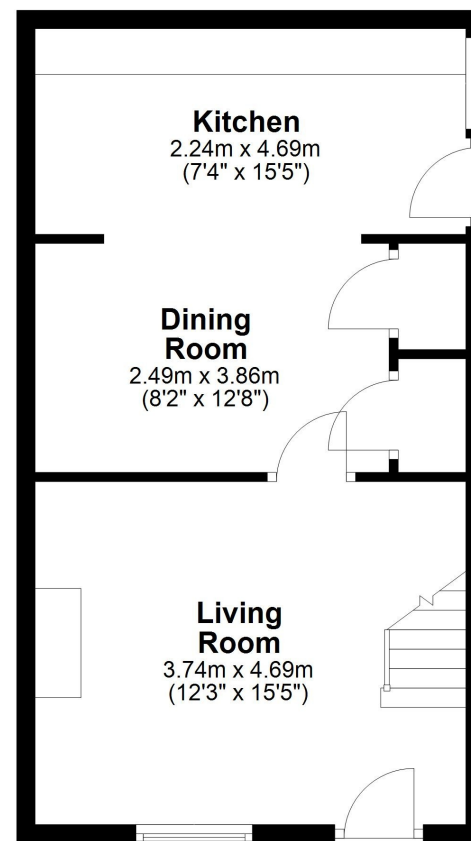
KEY FEATURES

- Oak framed entrance porch to the living room which has a window with river views to front and a feature fireplace.
- Dining room opening to the re-fitted kitchen with integrated appliances, two useful built in stores and tiled flooring which also runs through the rest of the ground floor. There is also a window and glazed door from the kitchen to the side of the property.
- Staircase from living room to the first-floor landing where there are 2 bedrooms and a re-fitted shower room.
- Replacement uPVC double glazed windows and gas fired central heating with Victorian style radiators. The property has also been newly decorated throughout and re-carpeted.
- Newly tarmacked driveway which provides parking and access to the side of the property where there is a further gravelled driveway/courtyard garden.
- Fantastic location in one of the town's most sought-after areas. Right on the doorstep of the most beautiful riverside walks through Kingsland Fields park towards the Boathouse and Quarry. The vibrant Coleham area is also close by with its many varied independent shops, excellent cafe and pubs, with the town centre being just a few minutes further via the Greyfriars footbridge.

Coopergreenpooks.co.uk

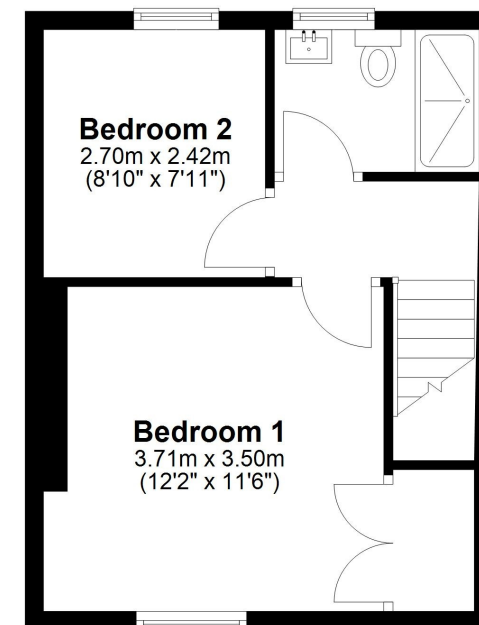
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 sq. feet)





2 Pengrove, Kingsland Road, Shrewsbury, SY3 7LE

£365,000 Freehold — 2 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

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

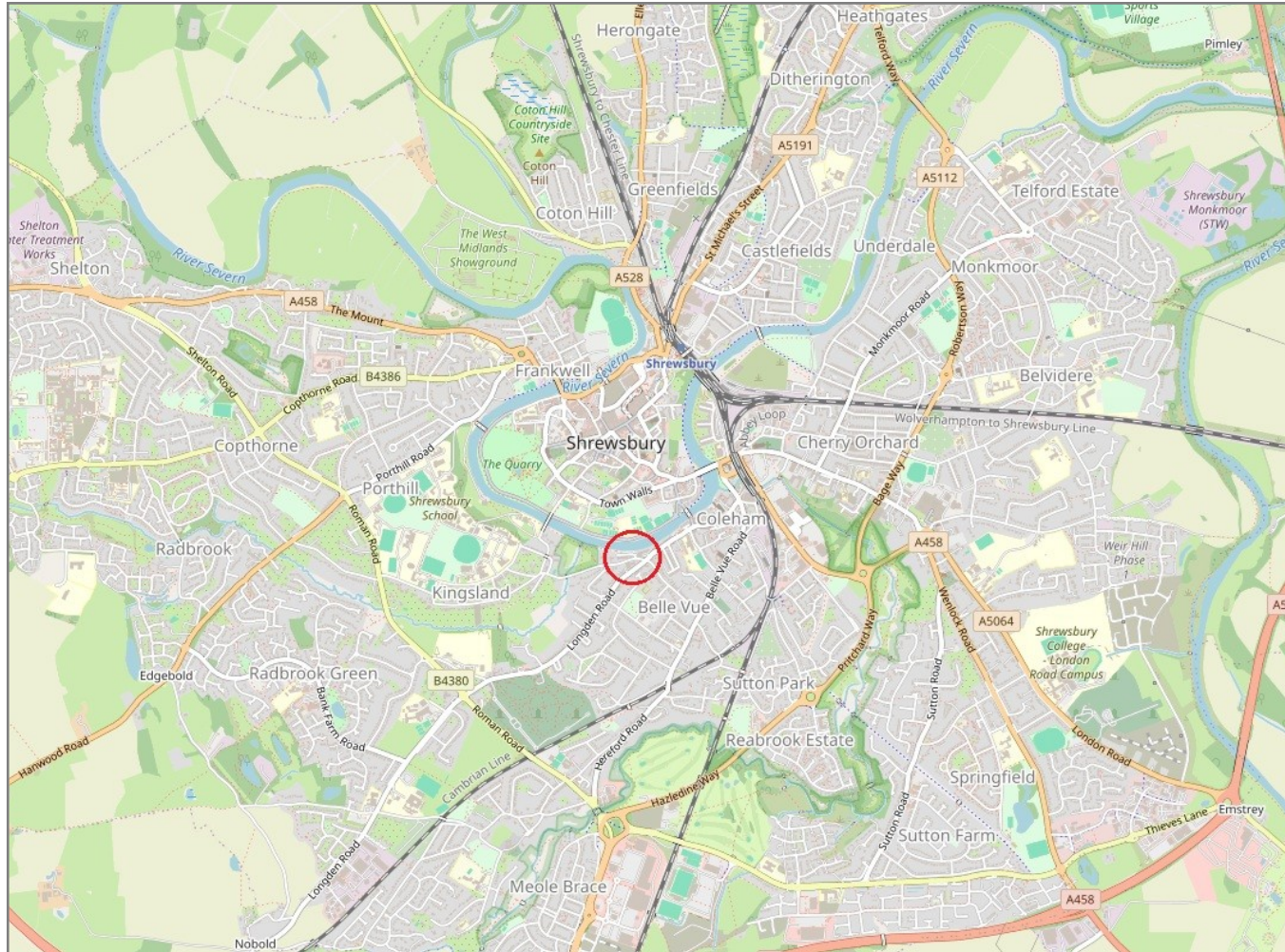
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Pengrove, Kingsland Road, Shrewsbury, SY3 7LE

Coopergreenpooks.co.uk

£365,000 Freehold — 2 bedroom semi-detached house

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.