



28 Woodhall Close, Castlefields, Shrewsbury, SY1 2TS

3 bedroom semi-detached house — £225,000 Freehold

28 Woodhall Close, Castlefields, Shrewsbury, SY1 2TS

Coopergreenpooks.co.uk

£225,000 Freehold — 3 bedroom semi-detached house

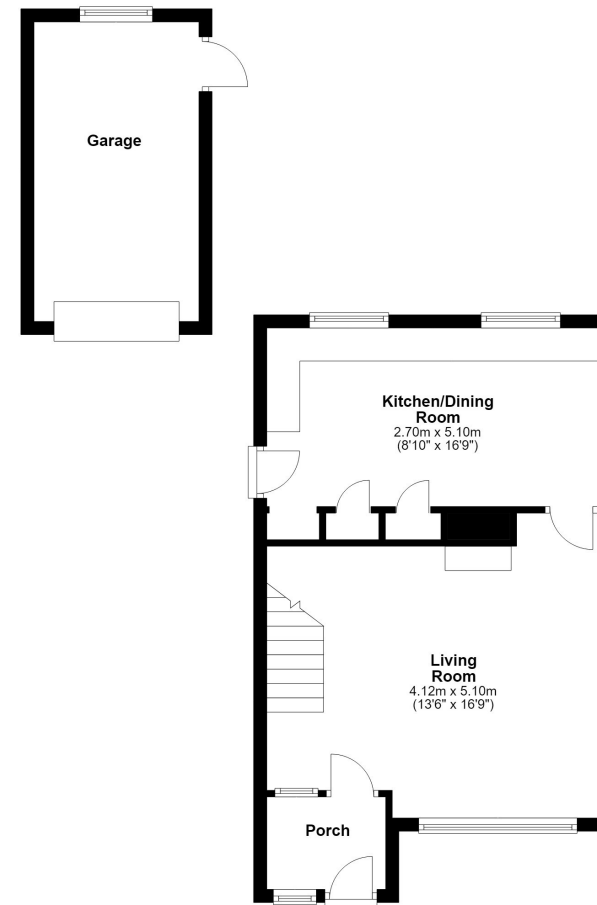
sales@cgpooks.co.uk

Tucked away in the corner of a quiet cul-de-sac, a short distance from the town centre and lovely riverside walks, this traditional semi-detached family house is in need of general modernisation, offering plenty of potential, and benefitting from a private rear garden, ample driveway parking, and detached garage.

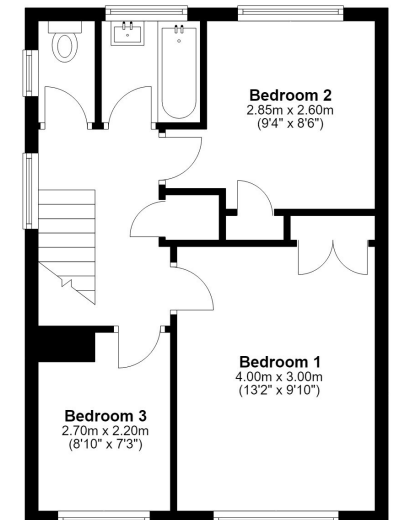
KEY FEATURES

- Entrance porch opening to a large living room with feature fireplace and staircase to landing
- Open plan kitchen/dining room with a range of fitted units, built-in storage, access to side, and two windows to the rear allowing plenty of natural light
- On the first floor are three generous bedrooms, a modern family shower room, and separate WC
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with established borders, plants and trees. To the side of the property is an additional section of garden, where there is a timber summer house and useful garden store
- To the front of the property is a block paved driveway providing plenty of parking, as well as an adjoining lawned garden and access to the detached single garage
- Although in need of some general modernisation throughout, this property offers great potential for modernisation/development into a fantastic home
- A great location within a quiet cul-de-sac, a stone's throw from the local primary school, Castlefields' excellent range of amenities, and just a five-minute walk from the train station and town centre. The property is also within close proximity to lovely riverside walks and the weir, which is an area of natural beauty bordered by large open spaces, parkland and fields
- Sold vacant with no upward chain

Ground Floor
Approx. 51.1 sq. metres (550.2 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.2 sq. feet)







28 Woodhall Close, Castlefields, Shrewsbury, SY1 2TS

£225,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



28 Woodhall Close, Castlefields, Shrewsbury, SY1 2TS

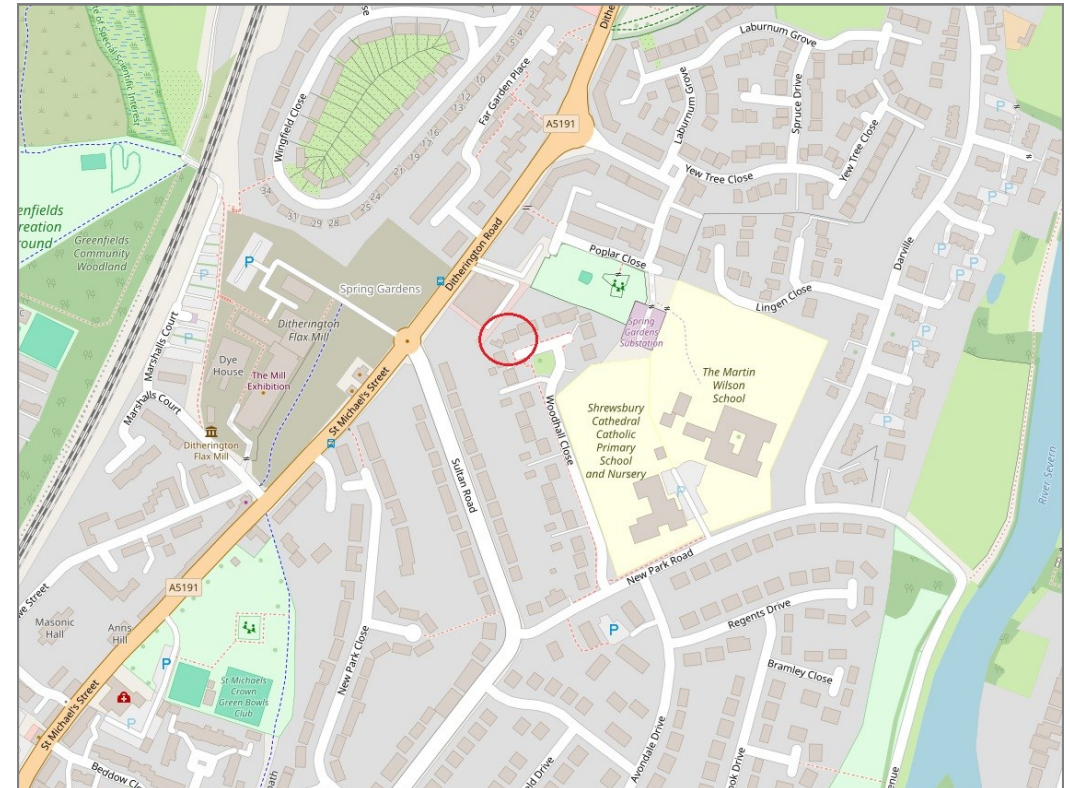
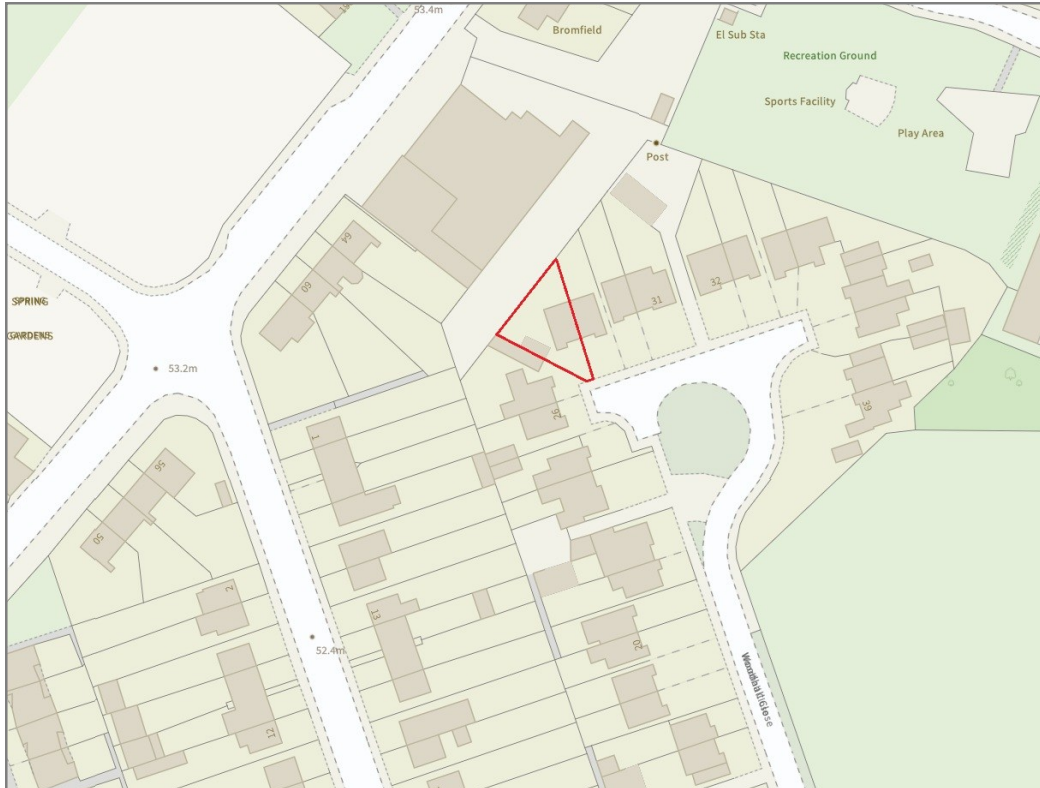
£225,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
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.

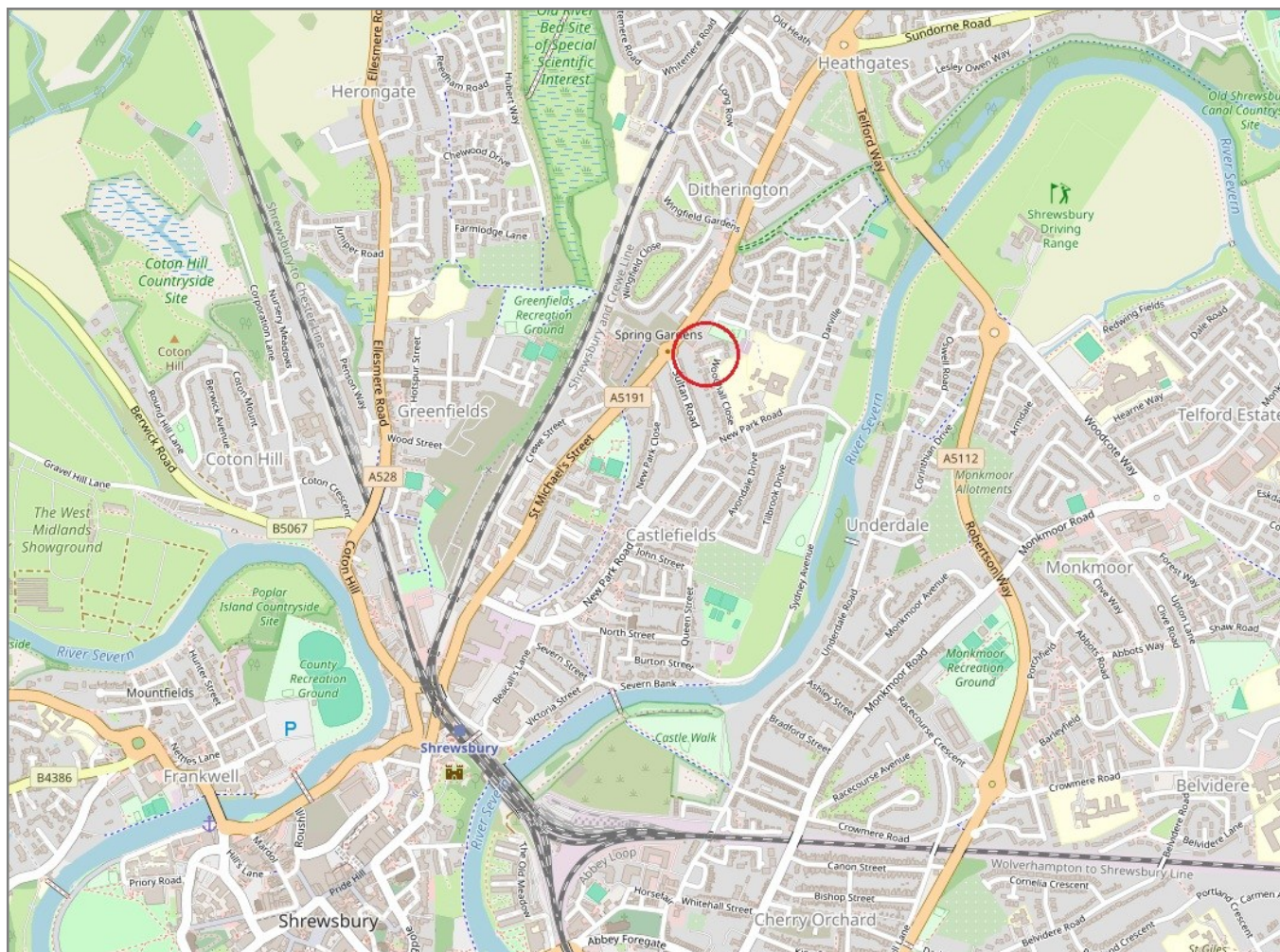
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

28 Woodhall Close, Castlefields, Shrewsbury, SY1 2TS

Coopergreenpooks.co.uk

£225,000 Freehold — 3 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.