



5 Coffee House Passage, Shrewsbury, SY1 1LH

3 bedroom duplex apartment—£210,000 Leasehold

5 Coffee House Passage, Shrewsbury, SY1 1LH

Coopergreenpooks.co.uk

£210,000 Leasehold—3 bedroom duplex apartment

sales@cgpooks.co.uk

Occupying a fantastic position, tucked away within the heart of the town centre, this individually designed duplex apartment offers well-proportioned accommodation and benefits from two private terraces.

KEY FEATURES

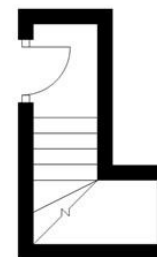
- Private front door and hallway with staircase to the first floor
- Large open plan living/dining room with windows to two elevations
- Well-fitted separate kitchen with integrated appliances
- There are two private roof terraces, accessed via the living area and kitchen
- A staircase leads to the spacious first floor landing, from which there are three bedrooms and a family bathroom with shower
- Double glazed windows and gas fired central heating
- A superb location, just off the market square, a stone's throw from Shrewsbury's excellent range of bars, restaurants and main shopping thoroughfares
- The property would be ideal for a first-time buyer/owner occupier and/or a rental apartment.
- Sold vacant with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

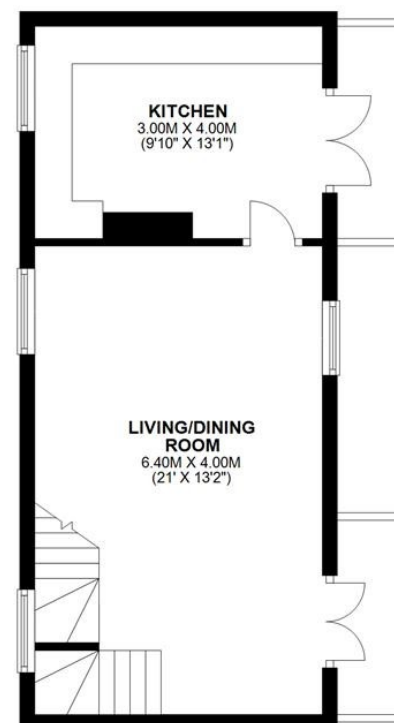
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



GROUND FLOOR
APPROX. 3.2 SQ. METRES (34.8 SQ. FEET)



FIRST FLOOR
APPROX. 35.5 SQ. METRES (381.8 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.2 SQ. FEET)

SECOND FLOOR
APPROX. 34.8 SQ. METRES (374.7 SQ. FEET)







5 Coffee House Passage, Shrewsbury, SY1 1LH

Coopergreenpooks.co.uk

£210,000 Leasehold—3 bedroom duplex apartment

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



5 Coffee House Passage, Shrewsbury, SY1 1LH

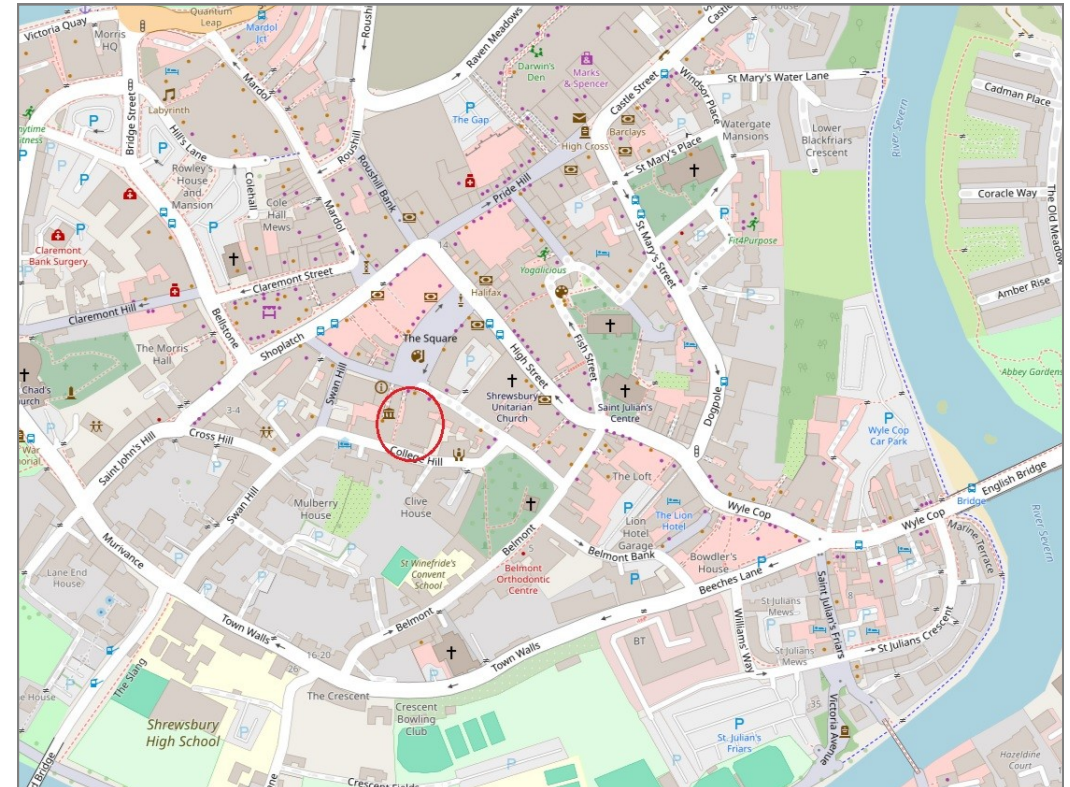
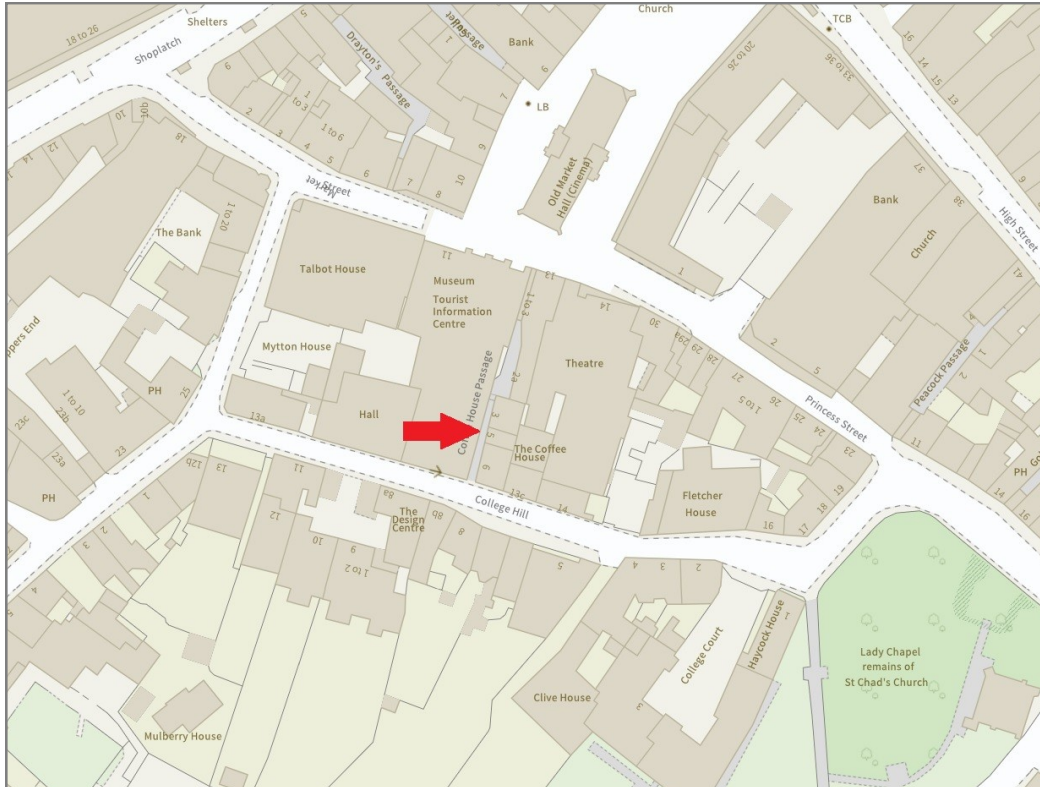
£210,000 Leasehold—3 bedroom duplex apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure **Leasehold**
Lease Length **999 years**

Local Authority **Shropshire Council**
Council Tax **Band B**
EPC Band **Band D**
Services **Mains electricity, drainage and water are connected**

5 Coffee House Passage, Shrewsbury, SY1 1LH

Coopergreenpooks.co.uk

£210,000 Leasehold—3 bedroom duplex 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.