

# 26 Ravenscourt Walk, Copthorne, Shrewsbury, SY3 8ZF

2 bedroom semi-detached house — £195,000 Freehold

# 26 Ravenscourt Walk, Copthorne, Shrewsbury, SY3 8ZF

**Coopergreenpooks**.co.uk

£195,000 Freehold — 2 bedroom semi-detached house

sales@cgpooks.co.uk

**Well situated in a quiet and very popular area; this two-bedroom semi-detached house offers good accommodation with a large, raised sun terrace overlooking the south facing rear garden, adjoining stream and nature reserve.**

**KEY FEATURES**

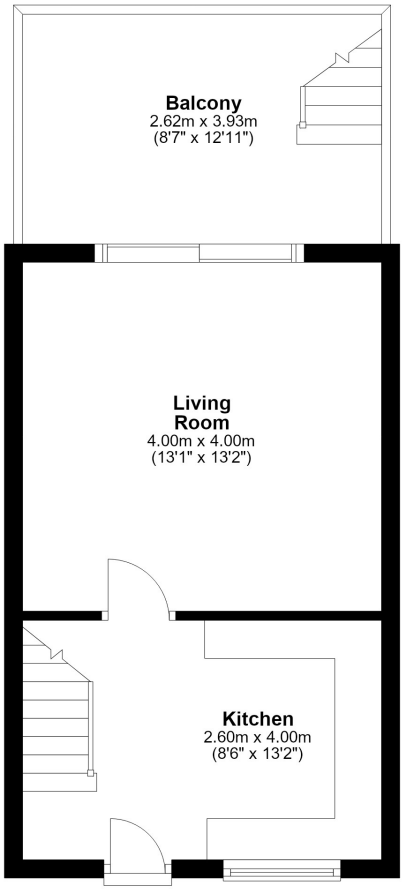
- Entrance hall, open plan to the kitchen with a wood effect flooring and a range of fitted units.
- Good sized living room with glazed patio doors opening onto a large, raised south facing decked terrace, from which there are steps down to the garden.
- Staircase from entrance area to the landing, where there are two bedrooms and a bathroom.
- uPVC double glazed windows and gas central heating.
- The private rear garden is mainly paved for easy maintenance with a garden store. There is also a further decked terrace which directly overlooks the Rad brook.
- Convenient situation just a few minutes' walk from the royal Shrewsbury hospital and also the Mytton Oak shopping complex.

- No onward chain.

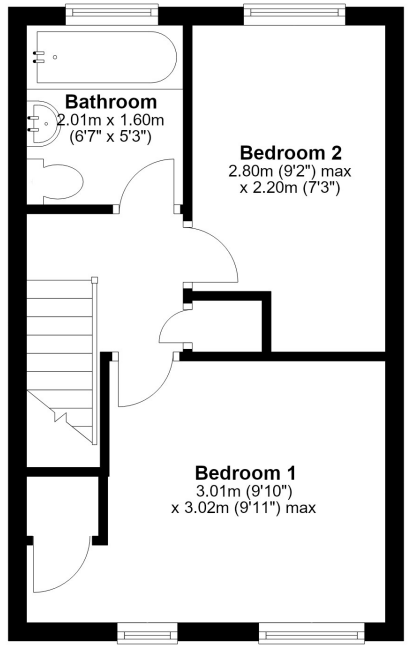

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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


**Ground Floor**
Approx. 24.0 sq. metres (258.8 sq. feet)
(excluding Balcony)




**First Floor**
Approx. 25.7 sq. metres (276.4 sq. feet)




Total area: approx. 49.7 sq. metres (535.2 sq. feet)

















# 26 Ravenscourt Walk, Copthorne, Shrewsbury, SY3 8ZF

£195,000 Freehold — 2 bedroom semi-detached house

sales@cgpooks.co.uk







**BOUNDARIES NOT CONFIRMED**

| | |
|---|---|
| Tenure | **Freehold** |
| Local Authority | **Shropshire Council** |
| Council Tax | **Band B** |
| EPC Band | **Band C** |
| 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.

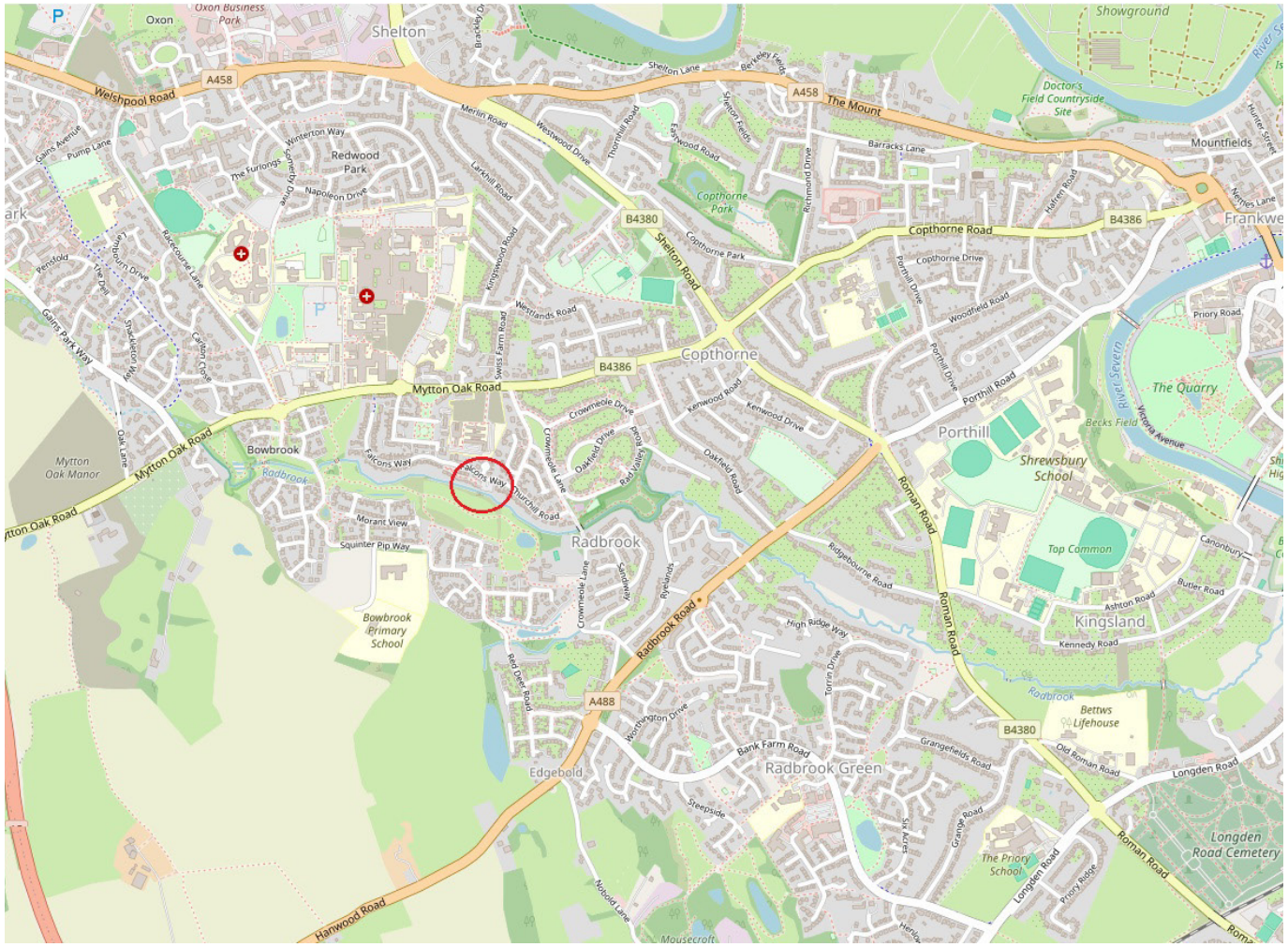
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 26 Ravenscourt Walk, Copthorne, Shrewsbury, SY3 8ZF

**Coopergreenpooks**.co.uk

£195,000 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.