



**40 Netley Road, Shrewsbury SY3 9PB**

3 bedroom semi-detached house — £215,000 Freehold



## 40 Netley Road, Shrewsbury SY3 9PB

£215,000 Freehold—3 bedroom semi-detached house

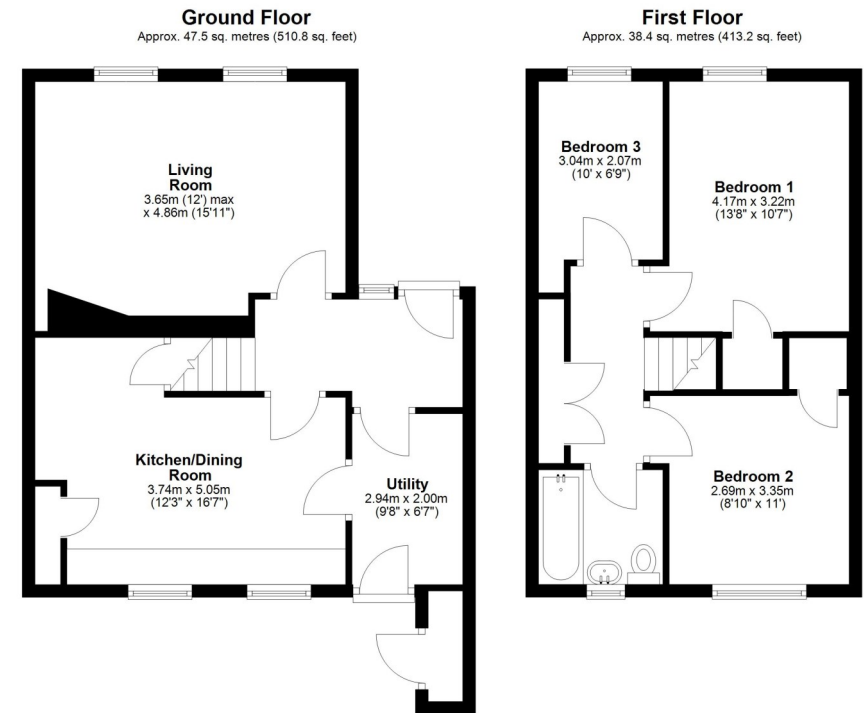
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

**A well-presented and improved semi-detached house, located in a quiet and convenient residential area with a large private rear garden**

### KEY FEATURES

- Entrance hall with wood effect flooring and doors to all ground floor rooms.
- Good sized living room with custom-made built-in shelving and tv recess, as well as 2 windows to front.
- Re fitted kitchen/dining room with windows overlooking the rear garden.
- Utility room which also provides access to the rear.
- Staircase from hall to first floor landing where there are 3 bedrooms and a family bathroom. 2 of the bedrooms have built in wardrobes.
- uPVC double glazed windows and gas fired central heating.
- Large, private and neatly landscaped garden with 2 greenhouses and garden stores.
- Walking distance from Meole primary and secondary schools, as well as Meole Brace retail park.



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666











## 40 Netley Road, Shrewsbury SY3 9PB

£215,000 Freehold—3 bedroom semi-detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666



rightmove

onTheMarket.com

 **RICS**  
Regulated by RICS



## 40 Netley Road, Shrewsbury SY3 9PB

£215,000 Freehold—3 bedroom semi-detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

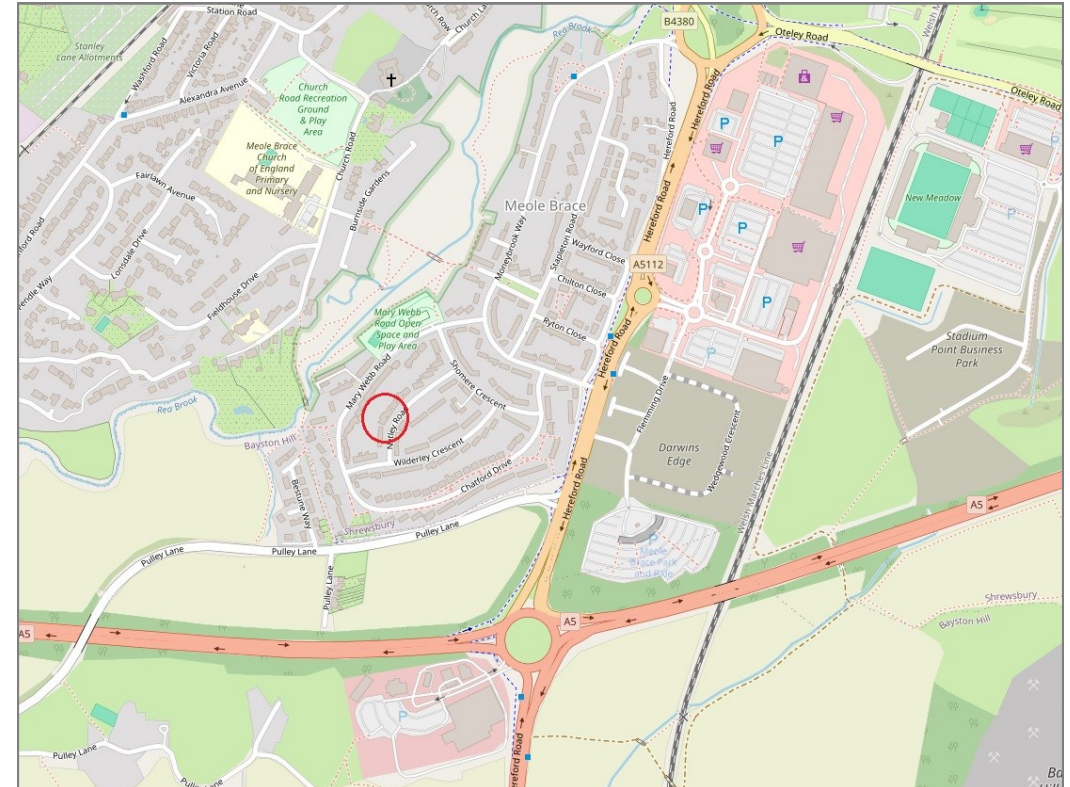
rightmove 

 onTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **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.

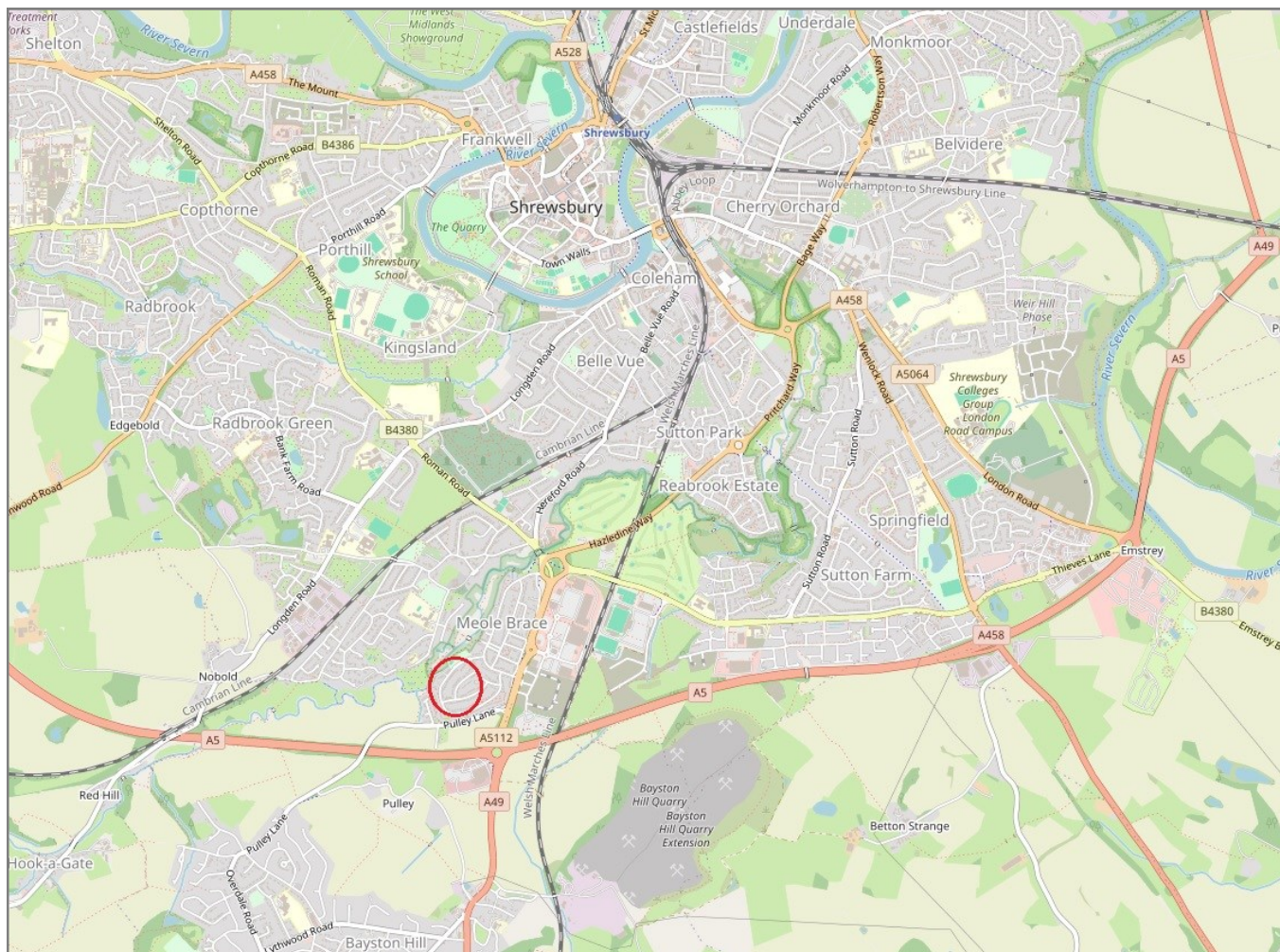


# 40 Netley Road, Shrewsbury SY3 9PB

Coopergreenpooks.co.uk

£215,000 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.