



52 Drapers Rise, Shrewsbury, SY3 9FN

3 bedroom townhouse — £300,000 Freehold

52 Drapers Rise, Shrewsbury, SY3 9FN

Coopergreenpooks.co.uk

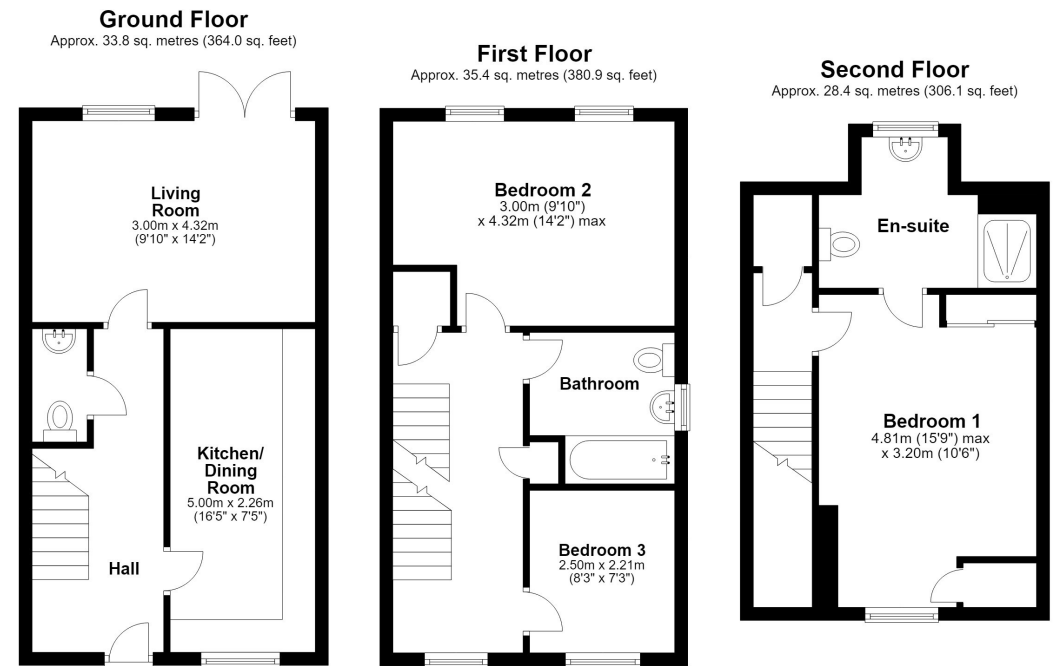
£300,000 Freehold — 3 bedroom townhouse

sales@cgpooks.co.uk

Situated on a quiet cul-de-sac within a popular modern development with a lovely outlook to the rear, this beautifully presented end of terrace house offers attractively designed and well-proportioned accommodation over three floors, with landscaped front and rear gardens, and driveway parking for two cars.

KEY FEATURES

- Covered entrance opening to a good sized hallway with cloakroom and staircase to landing
- Open plan kitchen/dining room, complete with a range of fitted units, integrated appliances, and oak work surfaces
- Living room with window and glazed double doors onto the rear garden
- On the first floor are two generous bedrooms, useful store cupboards, and a well-appointed family bathroom with shower
- The main bedroom is located on the second floor and has built-in wardrobes and a lovely en-suite shower room
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with planted borders, paved terraces, and gated access to side
- To the front of the property is a block paved driveway providing plenty of parking with an adjoining lawned garden
- A fantastic location in a very attractive modern development, next to lovely open countryside along with the Mousecroft nature reserve. The property is also just a 10-minute drive from Shrewsbury town centre and within walking distance of Priory and Meole secondary schools and both Radbrook and Meole primary schools



Total area: approx. 97.6 sq. metres (1051.1 sq. feet)









52 Drapers Rise, Shrewsbury, SY3 9FN

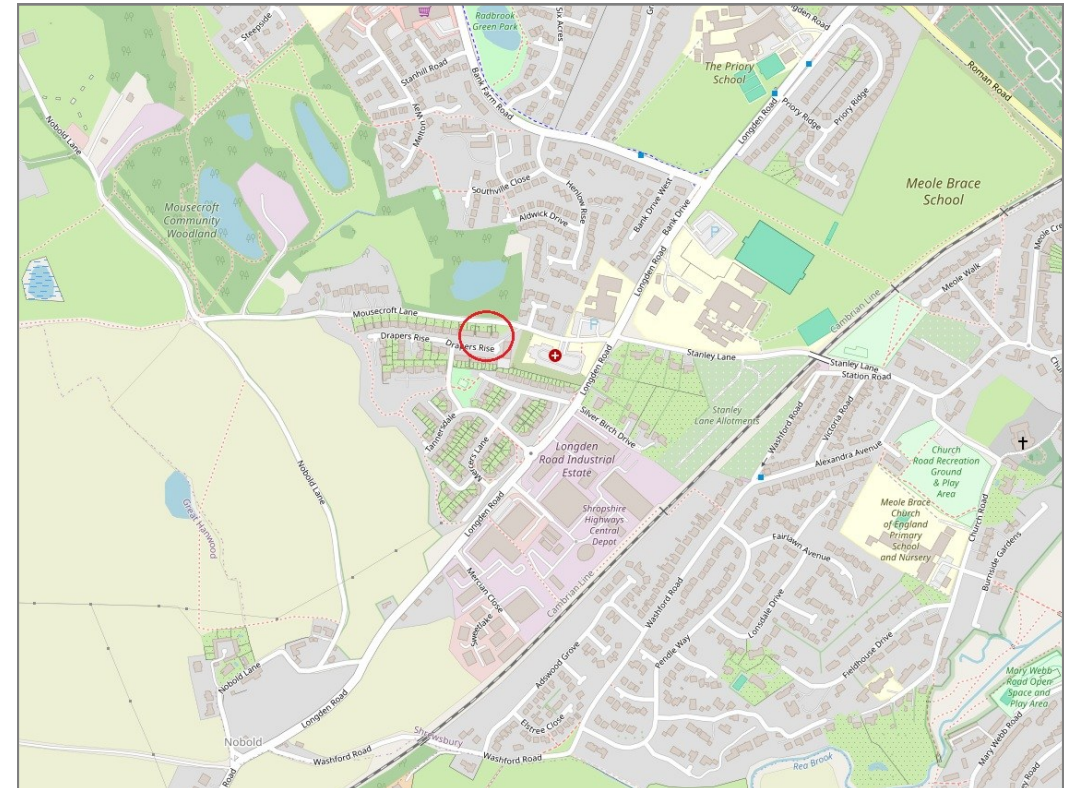
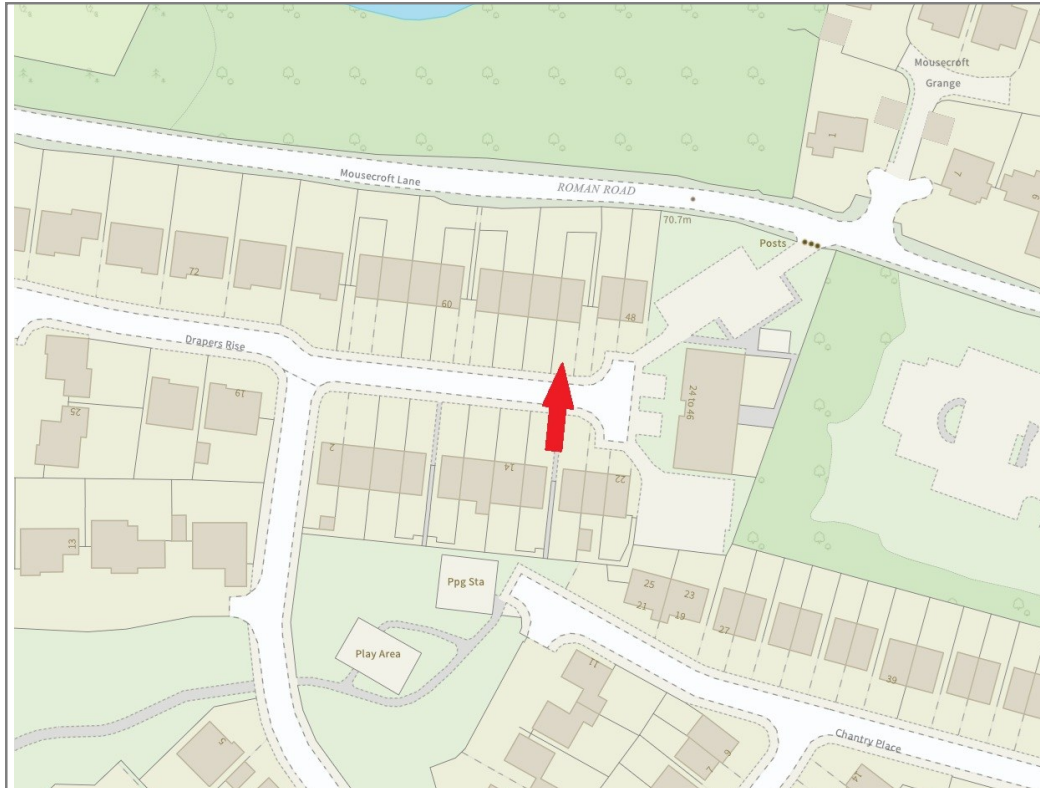
£300,000 Freehold — 3 bedroom townhouse

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	Band B
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.

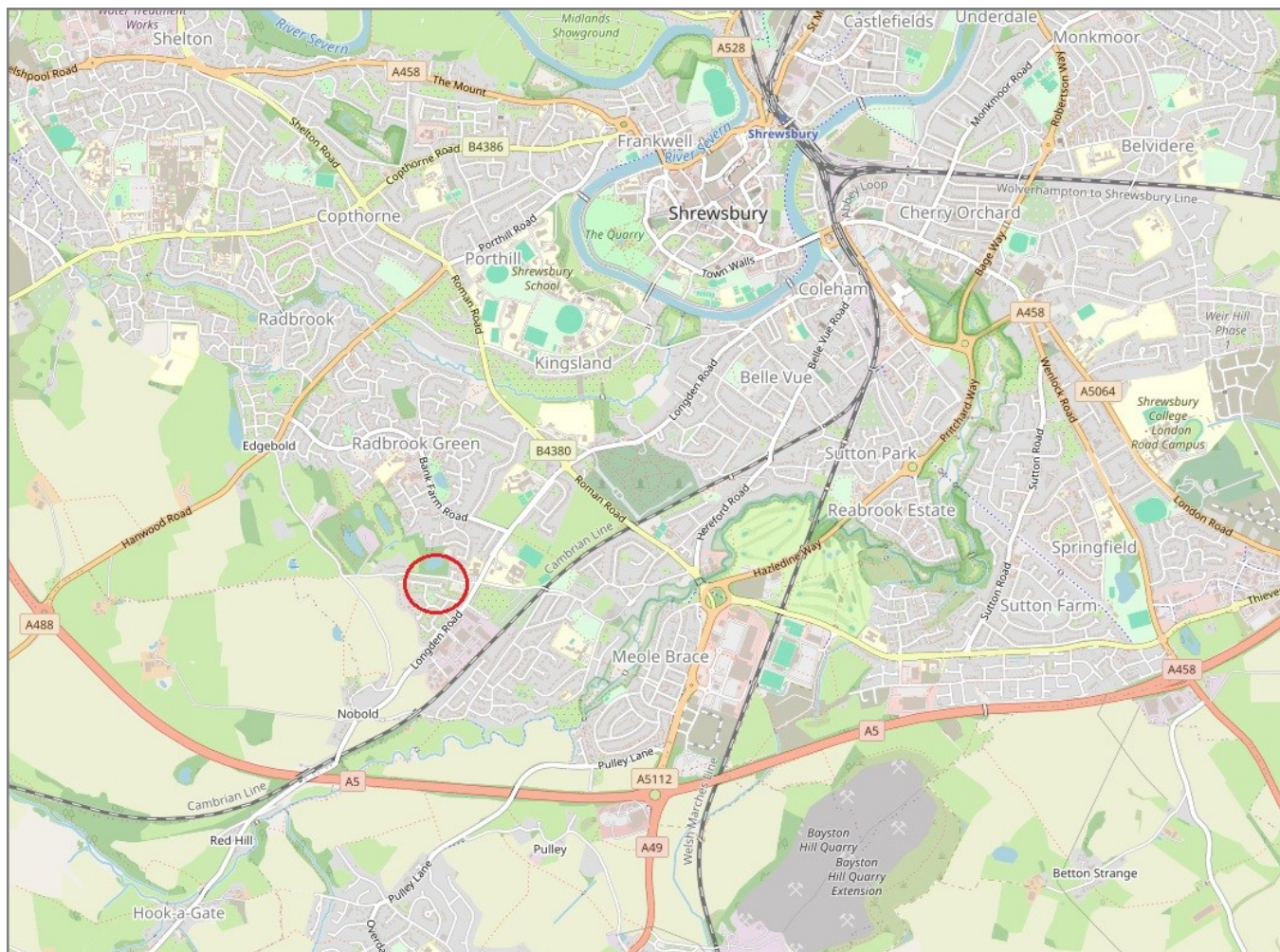
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

52 Drapers Rise, Shrewsbury, SY3 9FN

Coopergreenpooks.co.uk

£300,000 Freehold — 3 bedroom townhouse

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.