



9 Northumberland Place, Greenfields, Shrewsbury, SY1 2RL

2 bedroom end terrace house with 525 square metres of garden — £250,000 Freehold

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Coopergreenpooks.co.uk

£250,000 Freehold — 2 bedroom end terrace house

sales@cgpooks.co.uk

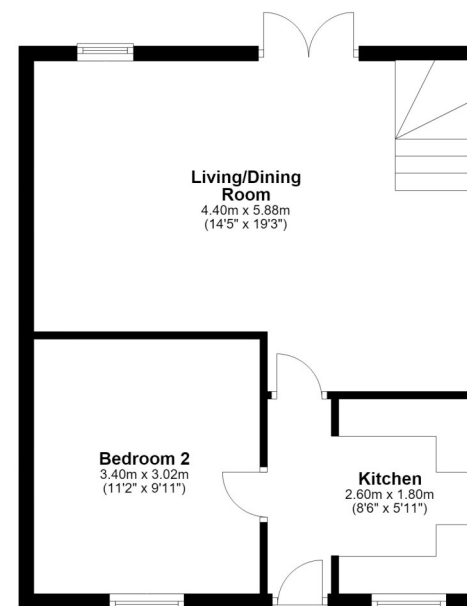
Tucked away at the end of a quiet cul-de-sac, this two-bedroom end of terrace house occupies a fantastic plot with plenty of potential, a lovely outlook, and extensive parking, while being located within walking distance of the train station and town centre.

KEY FEATURES

- Good-sized open plan living/dining room with windows to two elevations and glazed double doors onto the garden
- Fitted kitchen with a range of units and space for appliances
- Versatile ground floor double bedroom, currently used as a home office
- On the first floor is another generous double bedroom with built-in wardrobes, and a separate family bathroom with shower
- Double glazed windows and gas fired central heating via a recently replaced boiler
- Private rear garden, laid to lawn with paved sun terraces and a useful garden store
- Adjoining the garden is an additional and very unique section of land, creating a brilliant plot given the location of the property. This piece of land was previously used as extra garden with a glamping pod run as a holiday let.
- However, it now offers a blank canvas for someone to utilise the space to suit their needs, or to extend/develop the existing property subject to necessary planning permission
- To the front of the property are two allocated parking spaces, as well as a private drive providing further parking for at least two cars, which also leads to the rear garden
- A great location, quietly and conveniently situated within a popular residential area, just over a mile from the town centre

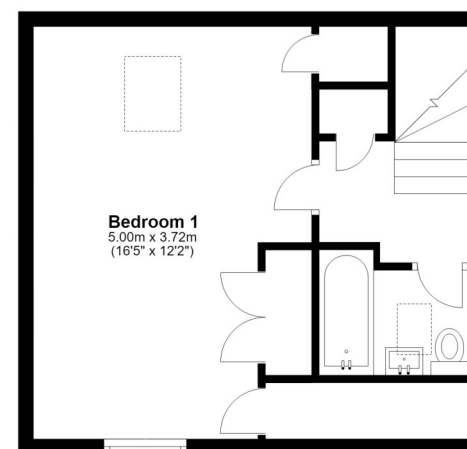
Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 sq. feet)









Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
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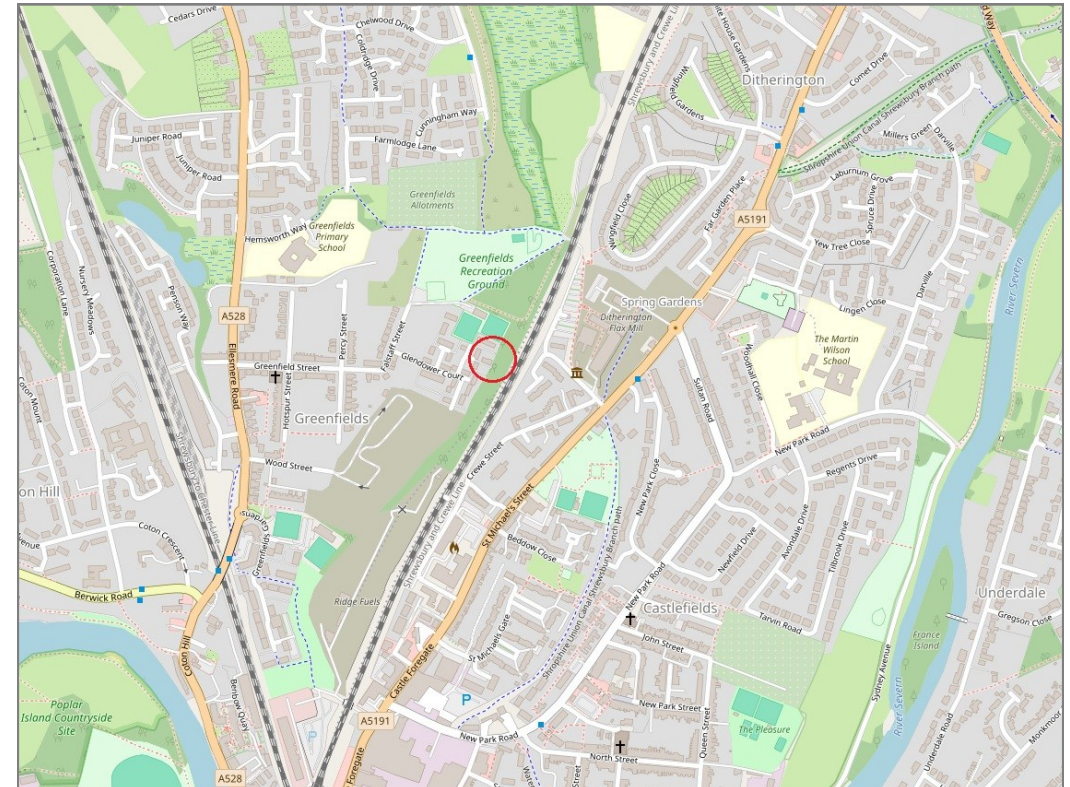
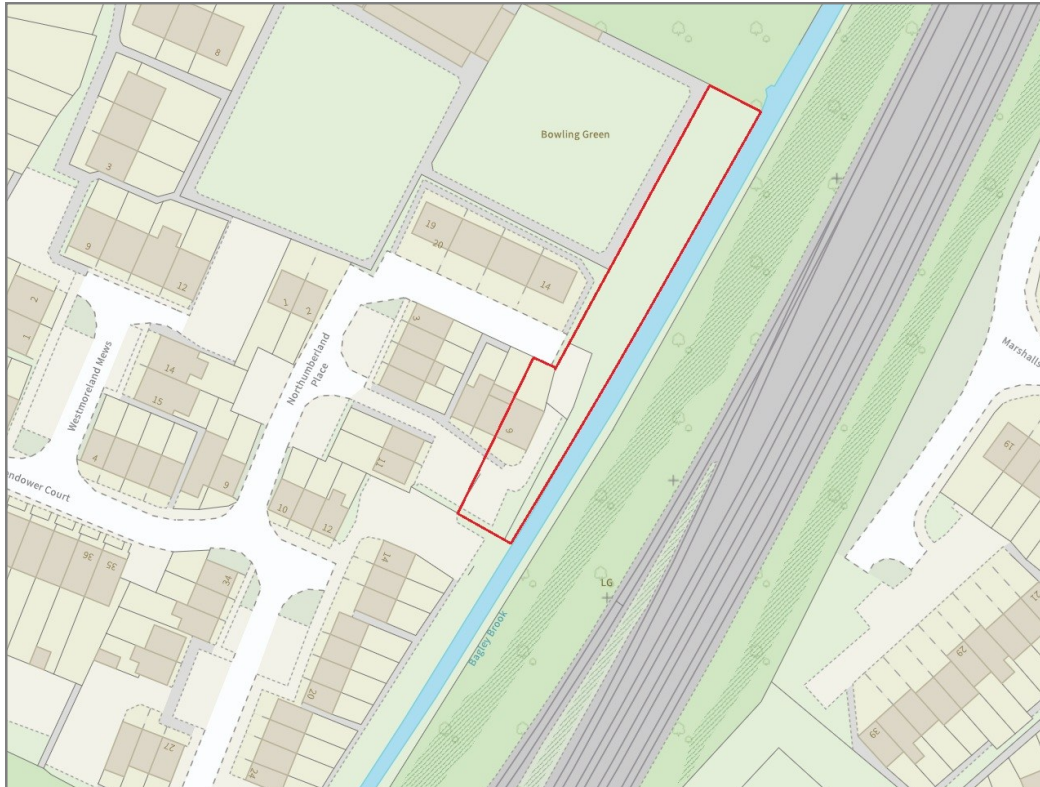
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BOUNDARIES NOT CONFIRMED

| | |
|-----------------|---|
| 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

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Your home may be repossessed if you do not keep up repayments on your mortgage.

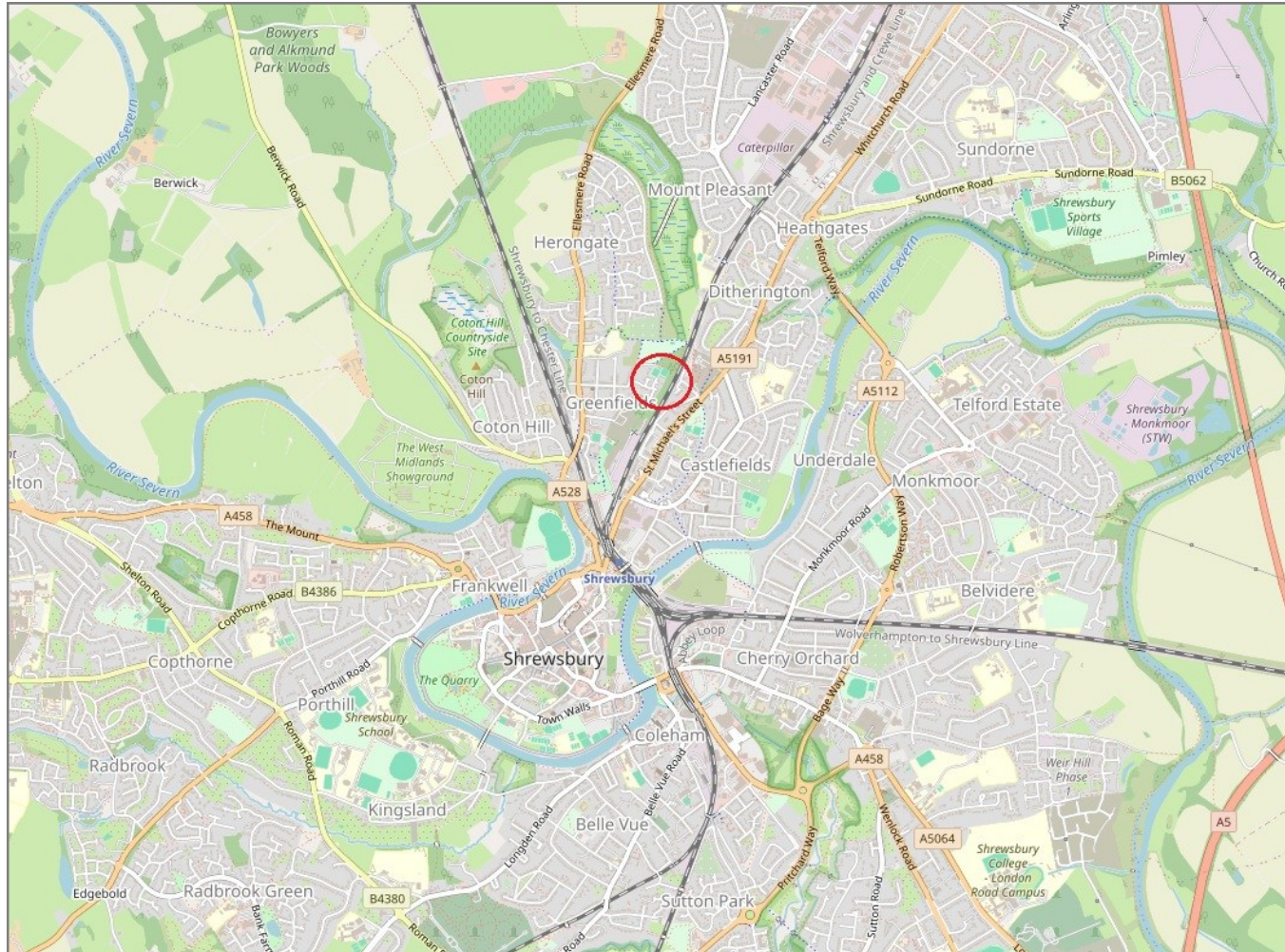
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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