



71 St. Julians Crescent, Shrewsbury, SY1 1UD

2 bedroom terraced house — £255,000 Freehold

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sales@cgpooks.co.uk

This impressive modern town house has two double bedrooms, as well as a private courtyard garden and parking space. The property is located in a fantastic position just a stone's throw from beautiful river walks and the centre of Shrewsbury, yet on a quiet and easily accessible street.

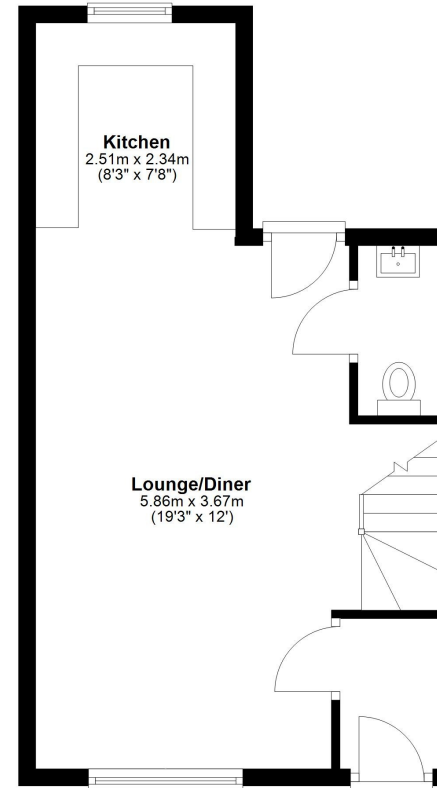
KEY FEATURES

- Immaculately presented and stylish interior which has been upgraded throughout.
- Entrance hall to the open plan living/dining area which connects to the fitted kitchen and has wood effect flooring throughout. There are also windows to both the front and rear, a cloakroom and part glazed door which opens onto the courtyard garden.
- Staircase from living area to the spacious first floor landing, where there is access to two double bedrooms and a re fitted shower room. The main bedroom also has a range of built in wardrobes to one wall.
- Gas central heating and double-glazed windows with plantation shutters to front.
- Gated access to a resident's car park where there is a designated space.
- Pedestrian access to a landscaped rear garden which is enclosed by fencing with paved area, raised bed and artificial lawn.
- Convenient location in the heart of the town centre, on a quiet street, yet just a few minutes' walk from all the main shopping areas, river walks, Quarry park and railway station.
- No onward chain.

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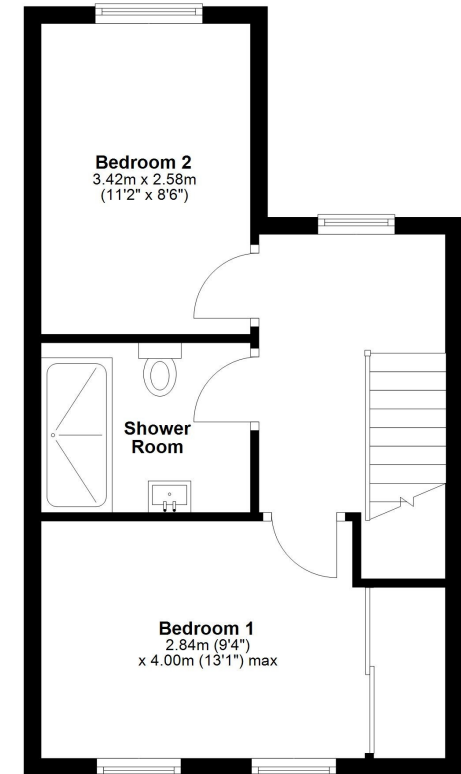
Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 75.5 sq. metres (813.2 sq. feet)





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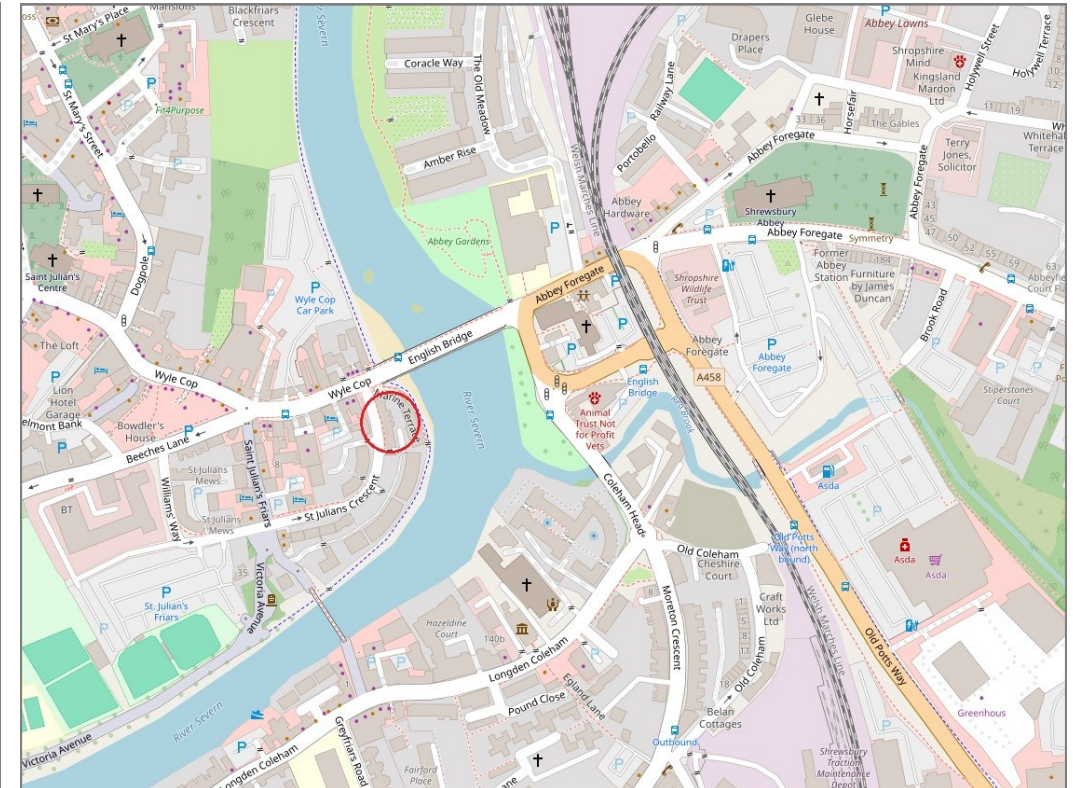
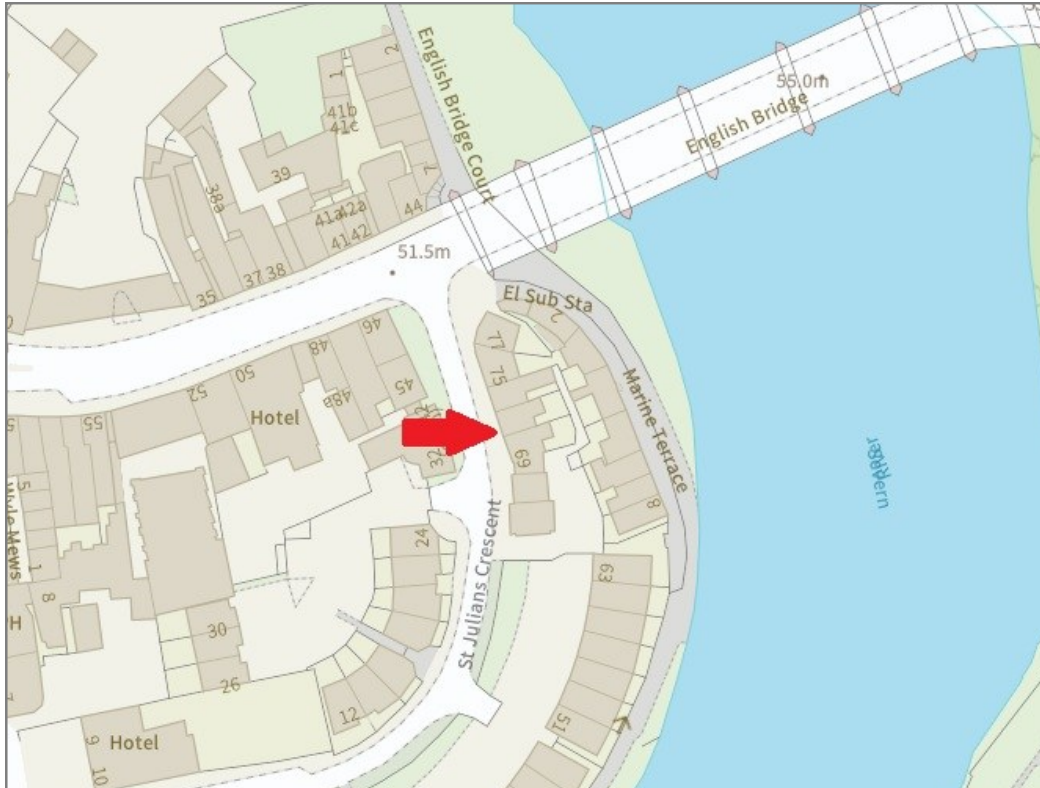
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BOUNDARIES NOT CONFIRMED

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

Cooper Green Pooks
01743 276666



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

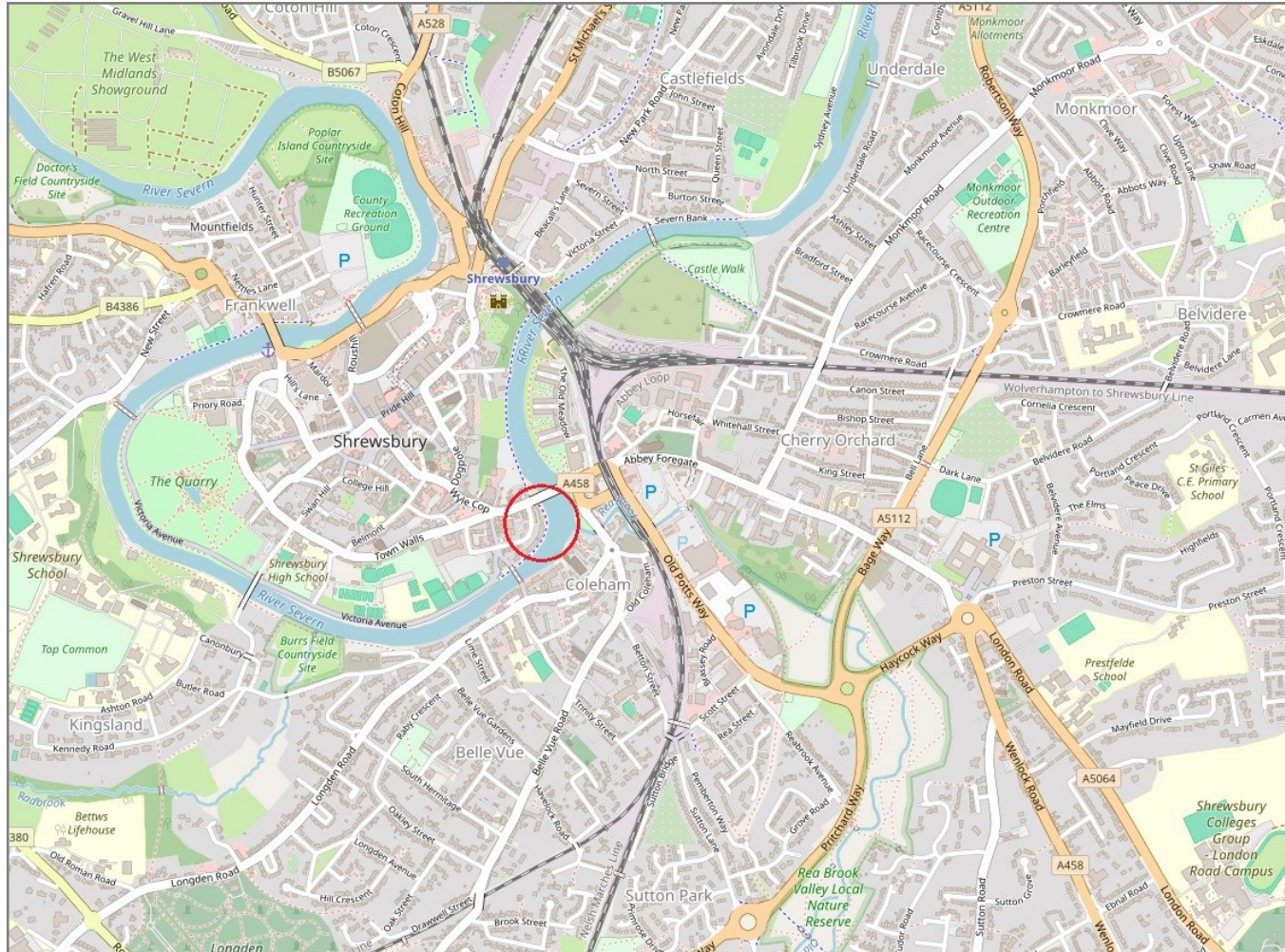
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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