



194 Whitchurch Road, Shrewsbury, SY1 4EL

3 bedroom terraced house — £235,000 Freehold

194 Whitchurch Road, Shrewsbury, SY1 4EL

£235,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

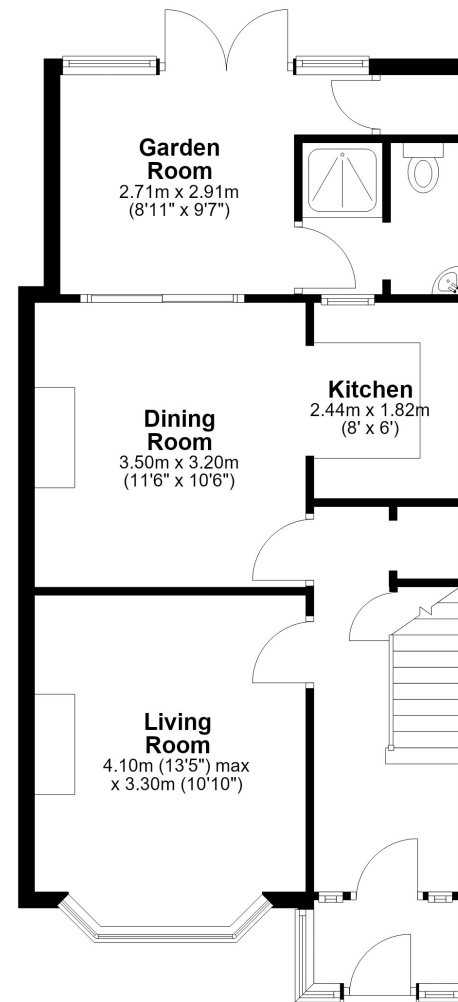
This spacious and very attractive home has recently been stylishly modernised throughout, whilst providing excellent accommodation with the benefit of a private driveway and southerly facing rear garden.

KEY FEATURES

- Entrance porch to hall with original stained-glass windows, good built in storage and doors to both the living and dining rooms.
- The living room with feature fireplace, as well as a leaded and stained-glass bay window to front.
- Dining room having tiled floor, ceiling beams and sliding glazed doors to the garden room.
- The fitted kitchen is semi open plan to the dining room and has the same tiled flooring which continues through both areas.
- Garden room has wood effect flooring, built in store, en suite shower room with WC, windows and glazed double doors opening onto the garden. The property has recently been a successful Air bnb for mainly contractors and both the garden and living rooms have provided additional bedroom space.
- Staircase from hall to the first-floor landing where there are 3 bedrooms and a re fitted shower room.
- Double glazed windows and gas central heating.
- Gravelled driveway to front which provides parking for about two cars.
- Private rear garden is mainly gravelled with paved sun terrace and established borders.
- Convenient location a short walk from a wide range of amenities and just a 5/10 minute drive from the town centre and bypass.
- No onward chain.

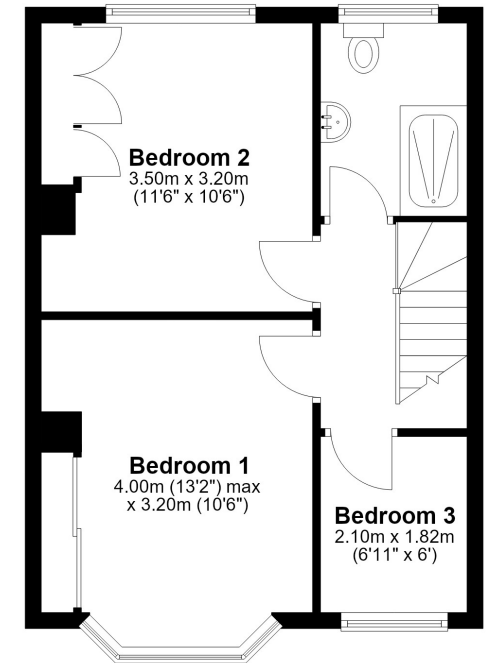
Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 94.4 sq. metres (1016.3 sq. feet)





194 Whitchurch Road, Shrewsbury, SY1 4EL

£235,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk



194 Whitchurch Road, Shrewsbury, SY1 4EL

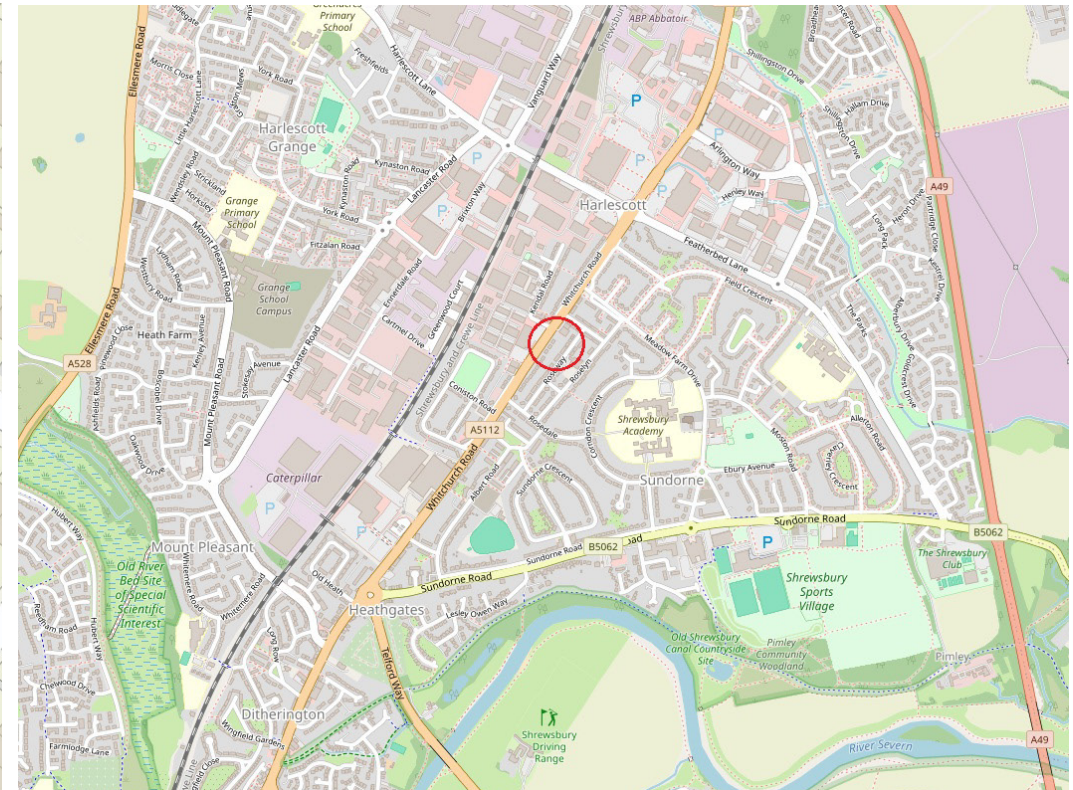
£235,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



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.

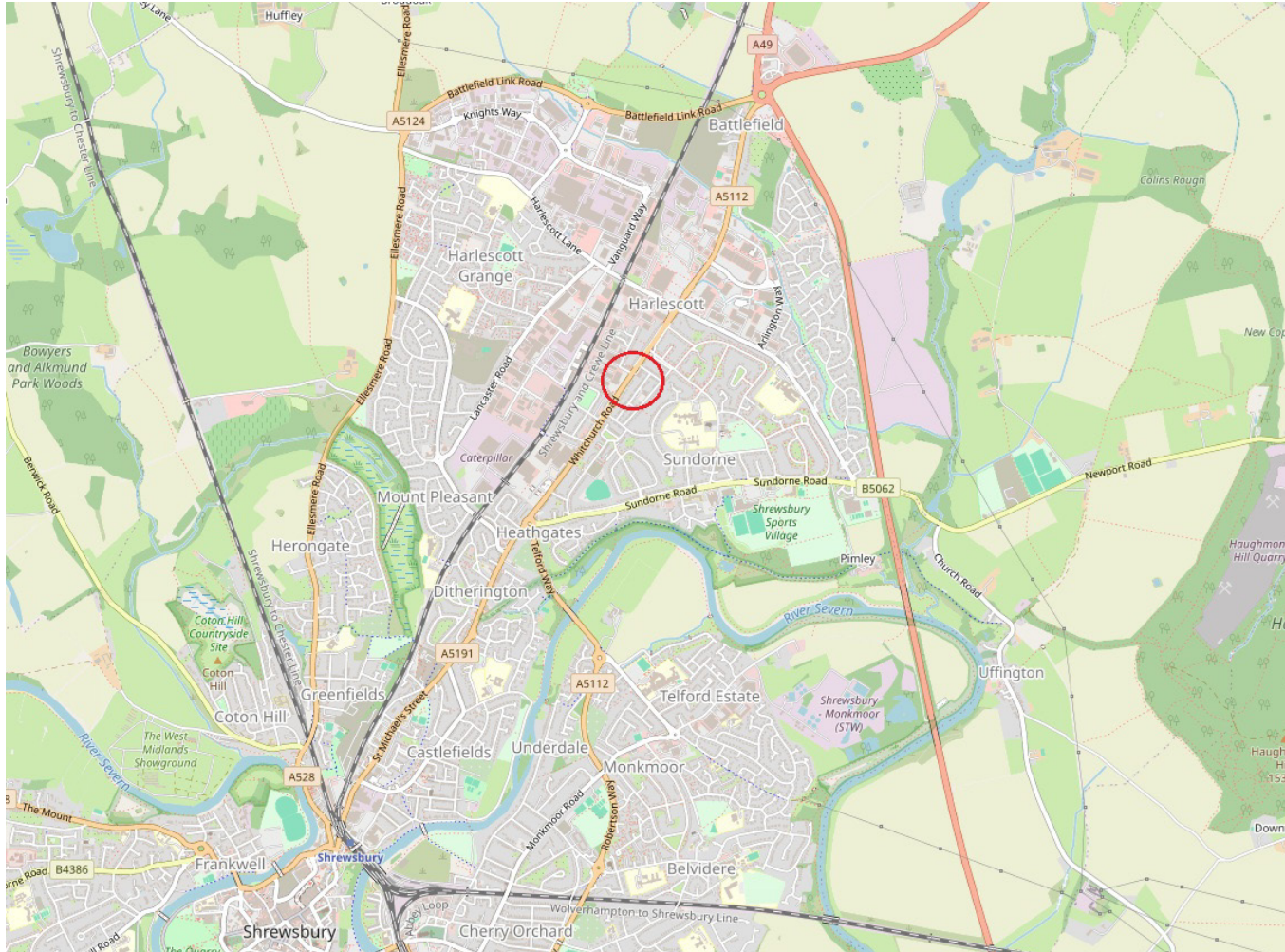
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

194 Whitchurch Road, Shrewsbury, SY1 4EL

Coopergreenpooks.co.uk

£235,000 Freehold — 3 bedroom terraced 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.