



32 Laburnum Grove, Spring Gardens, Shrewsbury, SY1 2UT

3 bedroom semi-detached house — £220,000 Freehold

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sales@cgpooks.co.uk

This neatly presented semi-detached house has recently been re-decorated throughout, offering practical and thoughtfully designed accommodation, with a private rear garden, driveway parking, and a lovely open outlook to the front.

KEY FEATURES

- Entrance hall with cloakroom and staircase to landing
- Good-sized living room with useful under stairs storage and window to front
- Open plan kitchen/dining room with a range of fitted units, space for appliances, and glazed double doors onto the rear garden
- On the first floor are three bedrooms, a well-appointed family bathroom, and en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- Private rear garden, including a section of lawn, paved and gravelled areas for easy maintenance, useful garden store, and gated access to side
- To the front of the property is a driveway providing parking for two cars
- A very quiet and convenient location within a popular residential area, a stone's throw from a choice of parks and amenities, as well as being just over a mile from the train station, town centre, and beautiful riverside walks
- Sold with no upward chain

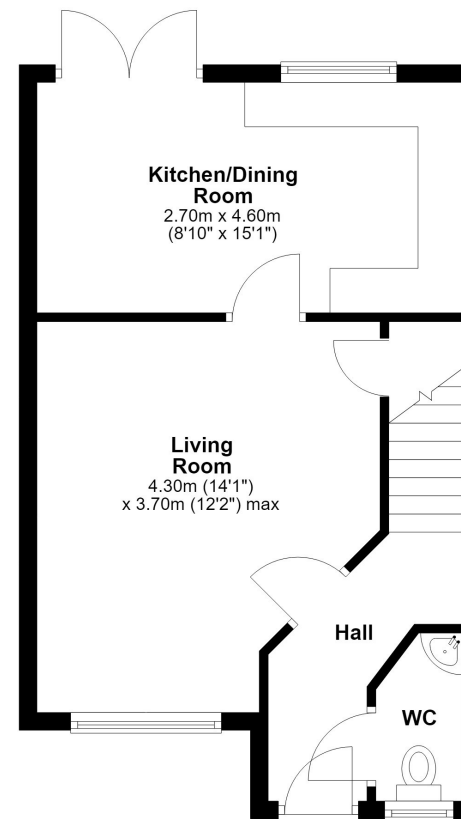
Cooper Green Pooks
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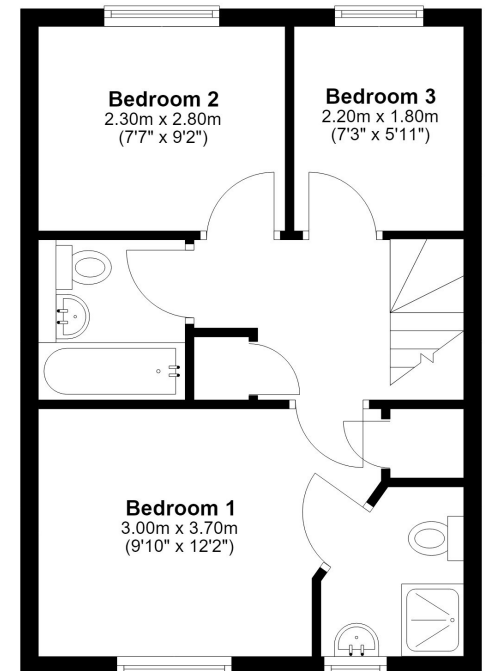
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 sq. feet)







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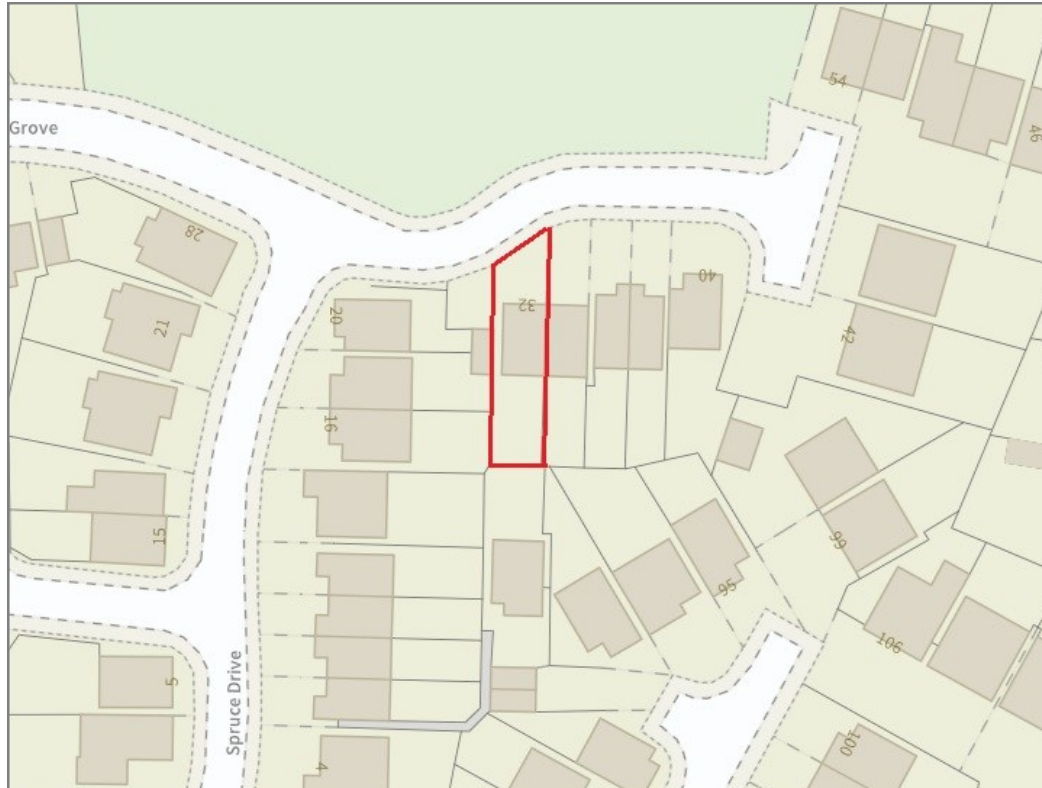
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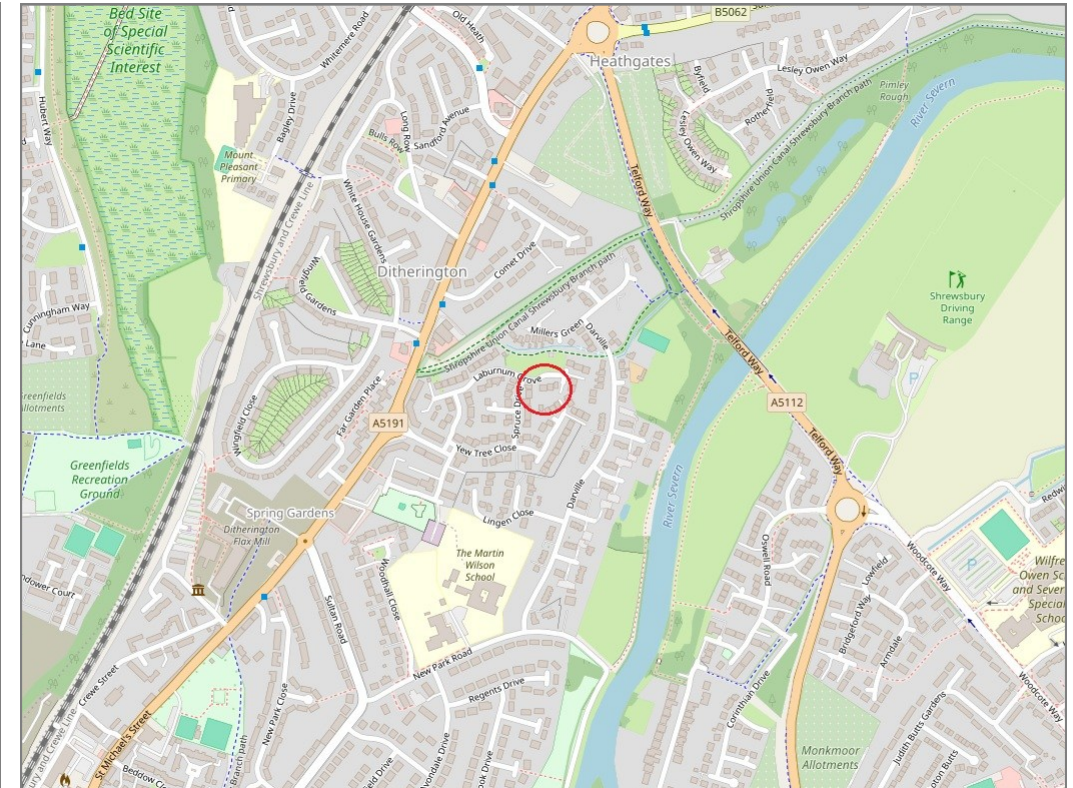
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BOUNDARIES NOT CONFIRMED



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.

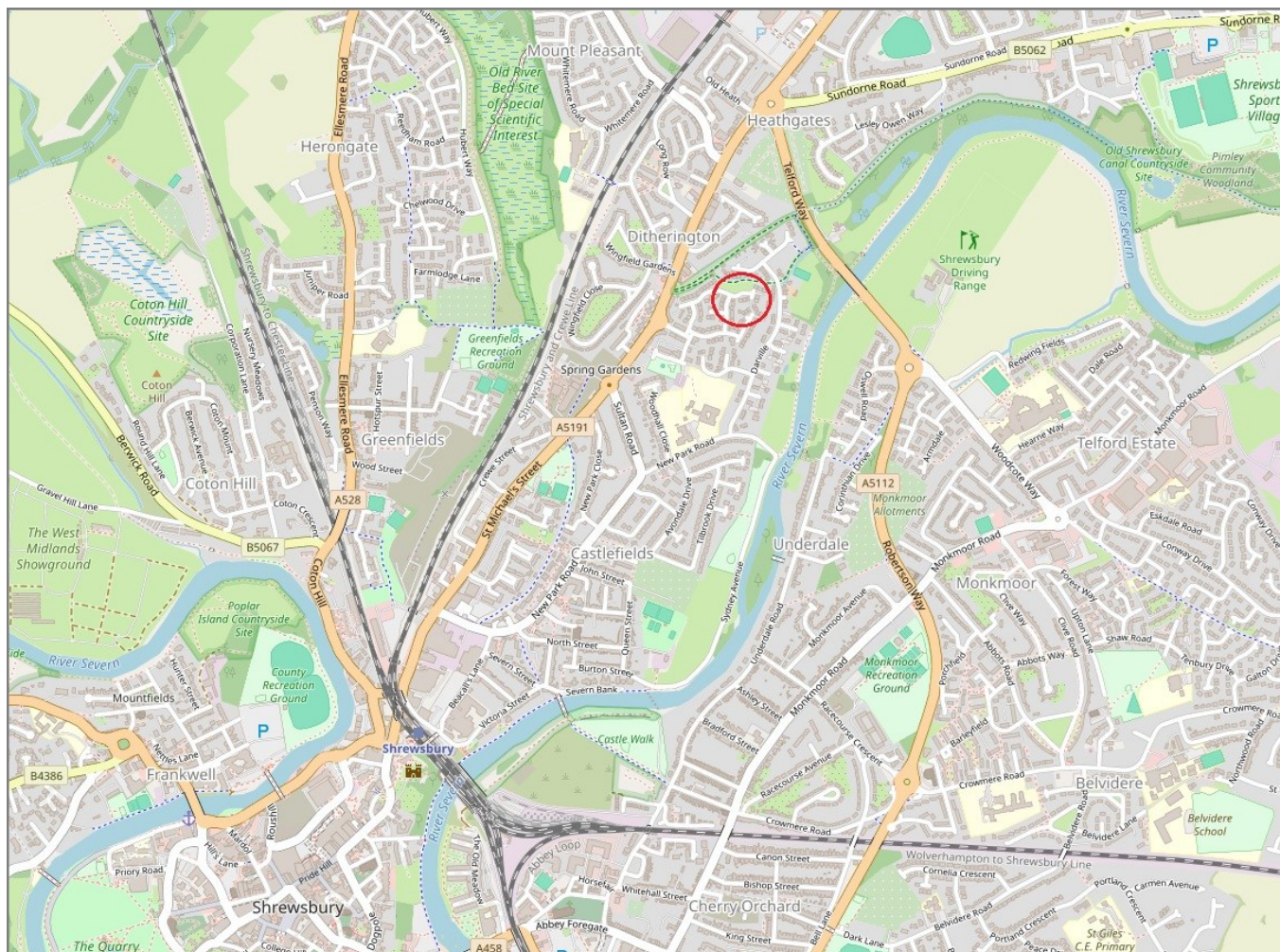
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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