

COOPER GREEN POOKS

31 Greenfields Gardens, Shrewsbury, SY1 2RN

3 bedroom ground floor apartment — £174,500 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Situated on the ground floor of a popular purpose-built development, this well-proportioned three-bedroom apartment offers thoughtfully designed accommodation, while being situated just a 10-minute walk from the train station and benefiting from a private allocated parking space.

KEY FEATURES

- Good sized entrance hall with useful storage cupboard
- Lovely open plan kitchen/living/dining room with two windows to front
- A range of fitted units to the kitchen, with integrated oven/hob and space for appliances
- Master bedroom with en-suite shower room
- A further double bedroom, generous single bedroom, and separate family bathroom
- uPVC double glazed windows and electric heating
- Private allocated parking and additional visitor spaces
- Conveniently situated within a popular residential area, just a short walk from the train station and heart of the town centre
- Ideal for first time buyers or investors
- Sold with no upward chain



Total area: approx. 73.4 sq. metres (789.5 sq. feet)











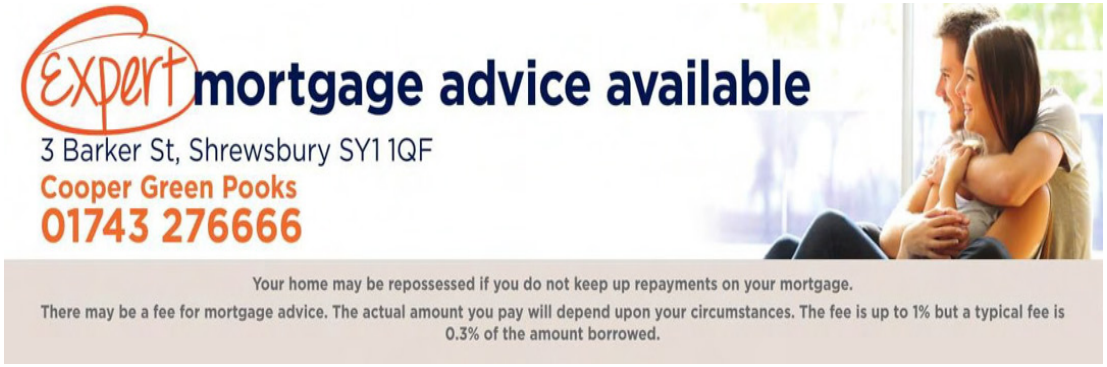












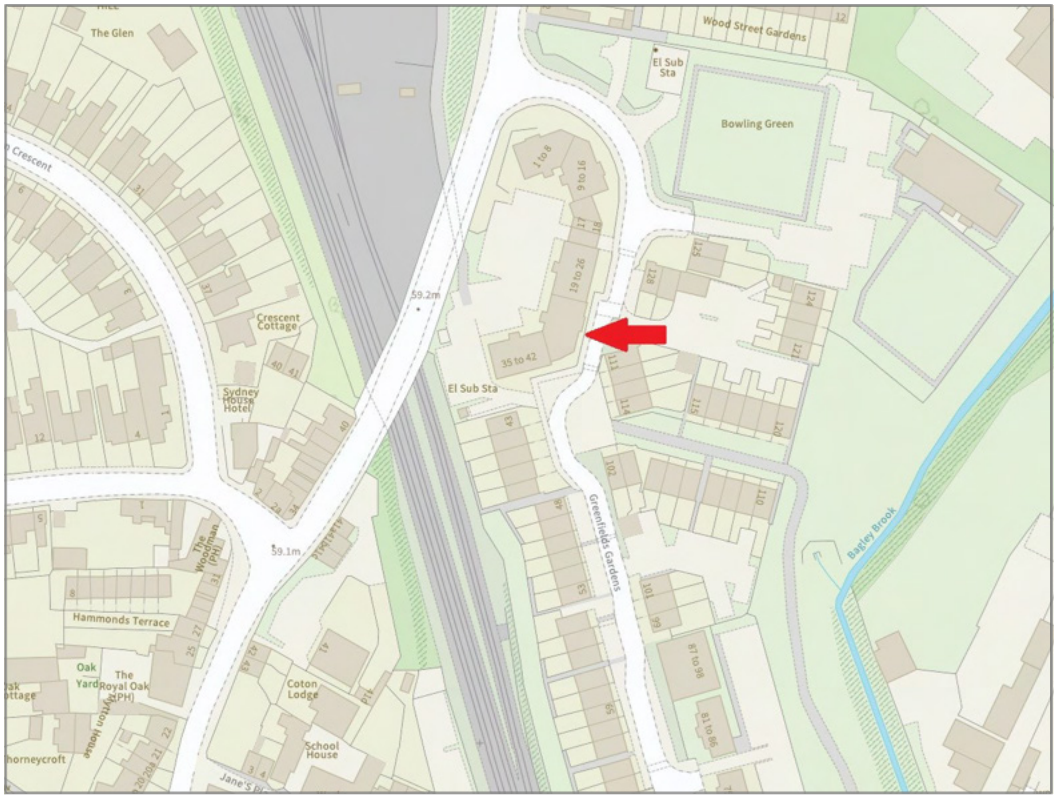
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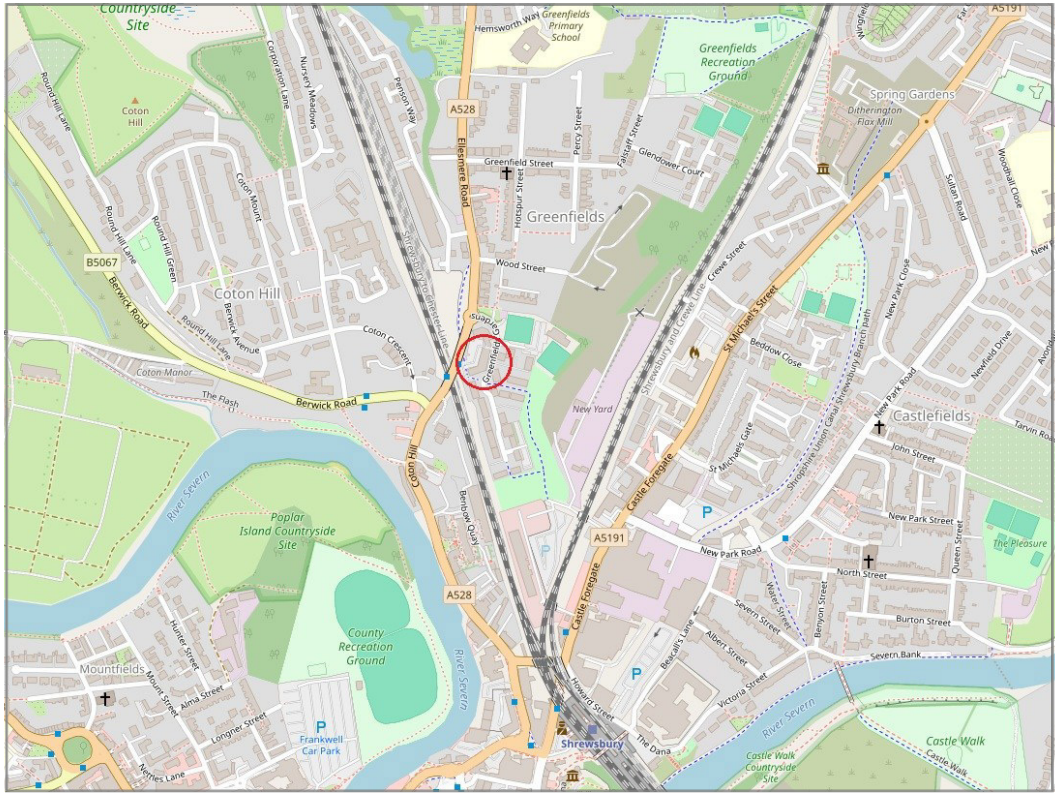
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BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**
Council Tax	**Band B**
EPC Band	**Band C**
Services	**Mains water, electricity and drainage are connected. Electric heating.**

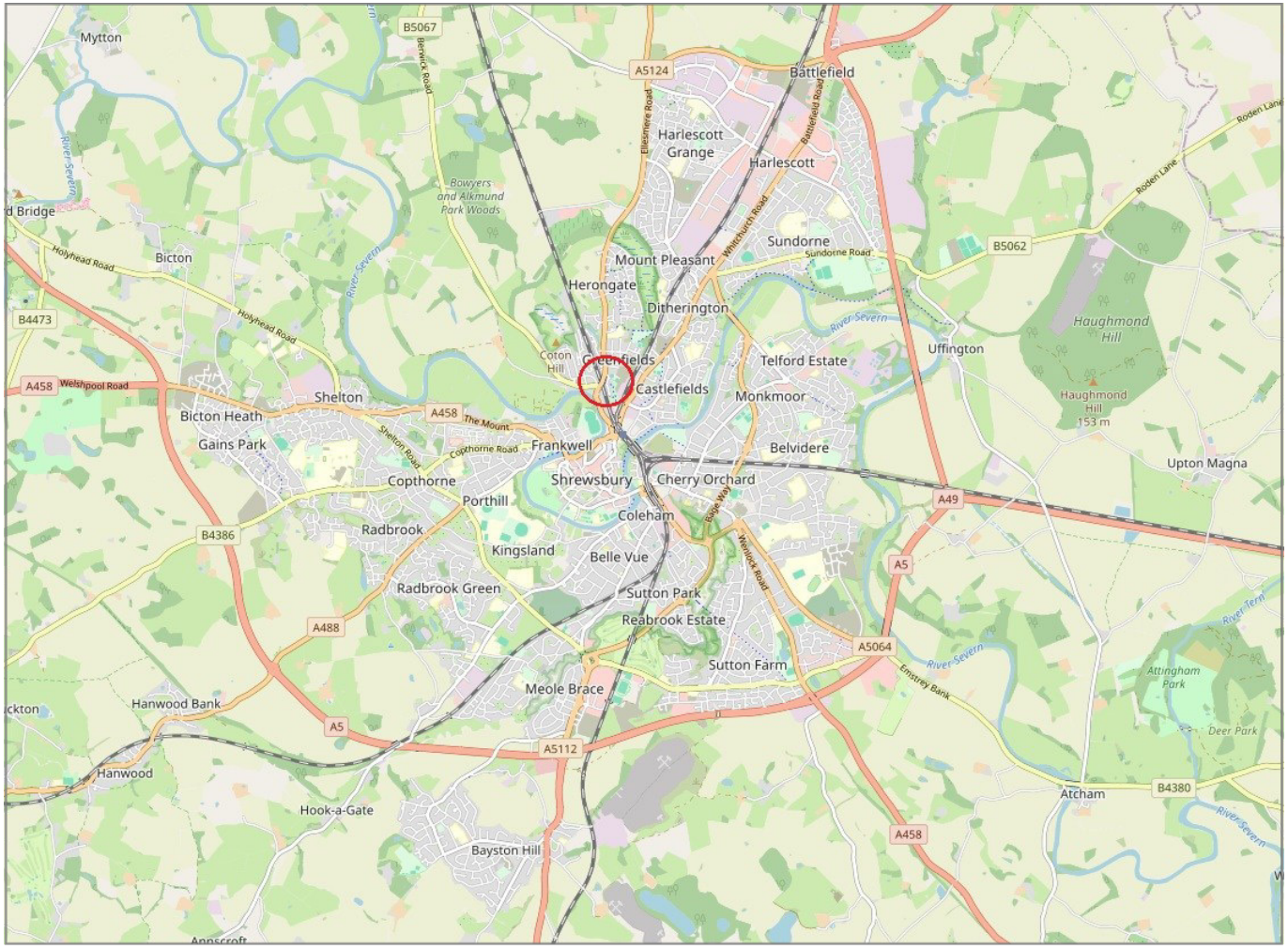
Tenure	**Leasehold**
Length of lease	**155 years from 2007**
Service charge	**£1,500 per annum**
Ground rent	**£240 per annum**

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