

**COOPER  
GREEN  
POOKS**



**64 Kingston Drive, Shrewsbury, SY2 6SJ**

5 bedroom detached house — £400,000 Freehold

# 64 Kingston Drive, Shrewsbury, SY2 6SJ

Coopergreenpooks.co.uk

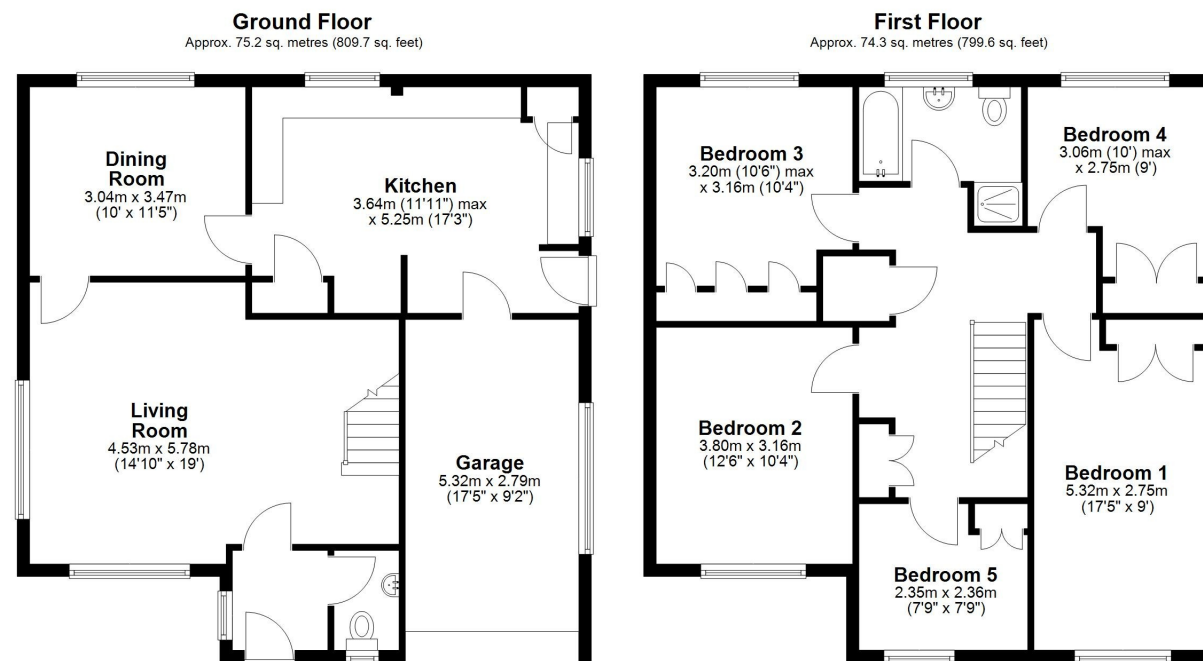
£400,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

A substantial 5-bedroom detached family home well situated in a quiet and popular area of town, with a good-sized south facing rear garden.

## KEY FEATURES

- Entrance hall with cloakroom and door to living area.
- Living room with windows to 2 elevations and door connecting to a separate dining room that overlooks the rear garden.
- Kitchen/breakfast room with views to rear, internal door to garage and further door to side of the property.
- Staircase from living area to the first-floor landing, where there are 5 bedrooms and a family bathroom with separate shower.
- Double glazed windows and gas fired central heating.
- Sizable lawned front garden and a driveway which provides parking for 2 cars and access to the integral garage.
- Large private and south facing mature rear garden, which is again lawned with various specimen trees.
- Great location in a quiet residential neighbourhood, just a few minutes' walk from various schools, excellent amenities and the lovely Mereside Park. The bypass is also just a few minutes' drive from the property, as well as the retail park and the town centre is about 10 minutes away.
- No onward chain.



Total area: approx. 149.5 sq. metres (1609.3 sq. feet)





# 64 Kingston Drive, Shrewsbury, SY2 6SJ

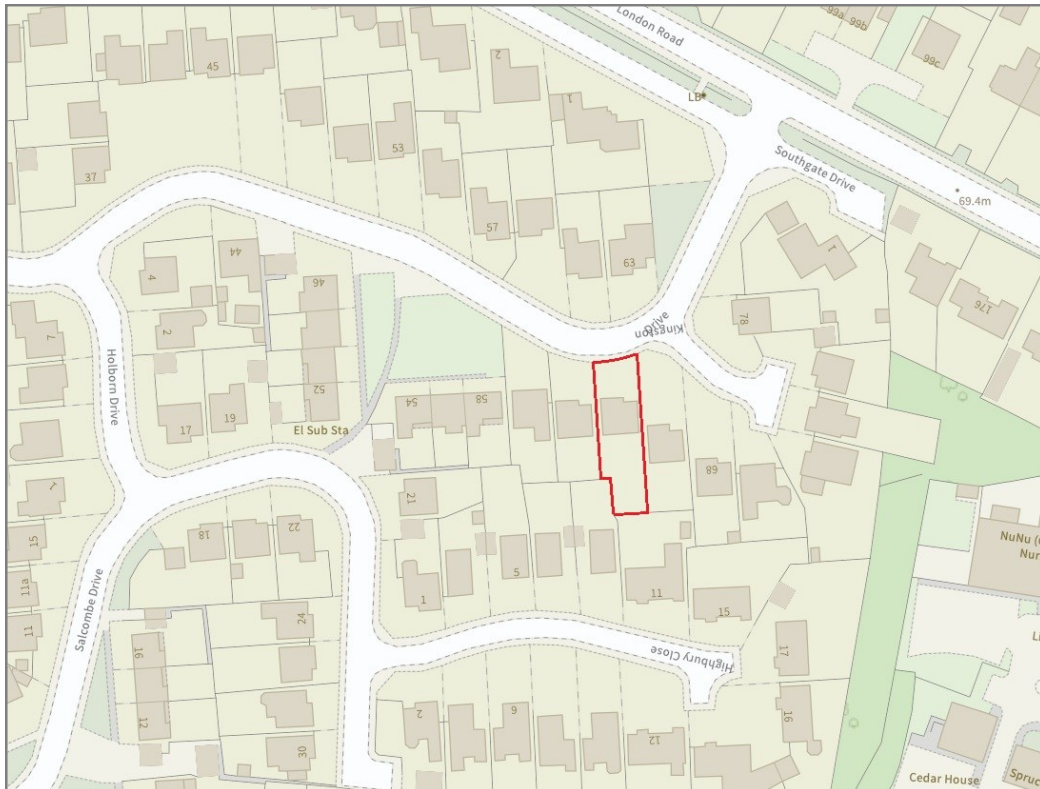
£400,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

**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.

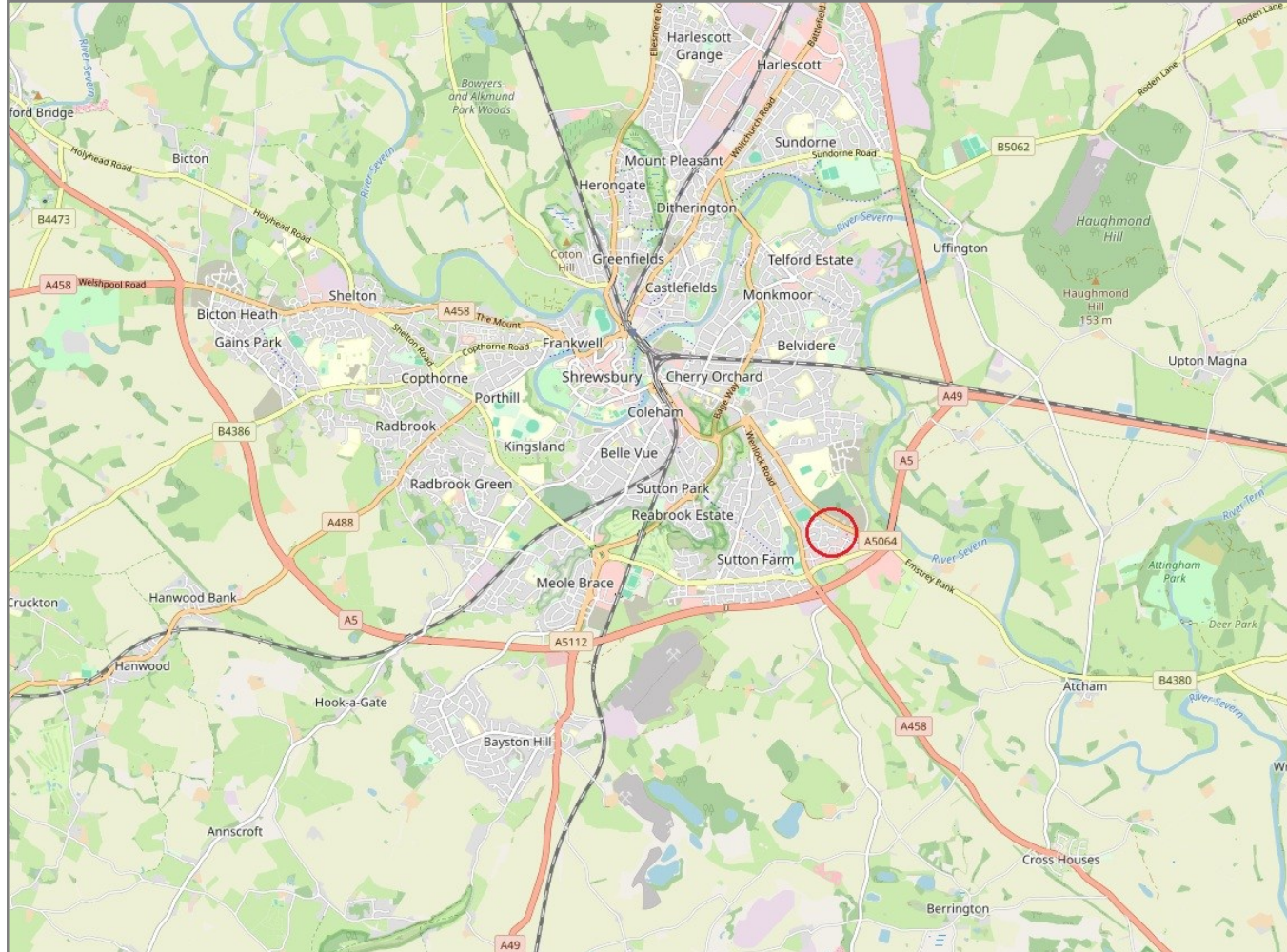
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 64 Kingston Drive, Shrewsbury, SY2 6SJ

Coopergreenpooks.co.uk

£400,000 Freehold — 5 bedroom detached 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.