

COOPER GREEN POOKS

2 Colley Close, Shrewsbury, SY2 5YN

4 bedroom detached house — £385,000 Freehold

2 Colley Close, Shrewsbury, SY2 5YN

Coopergreenpooks.co.uk

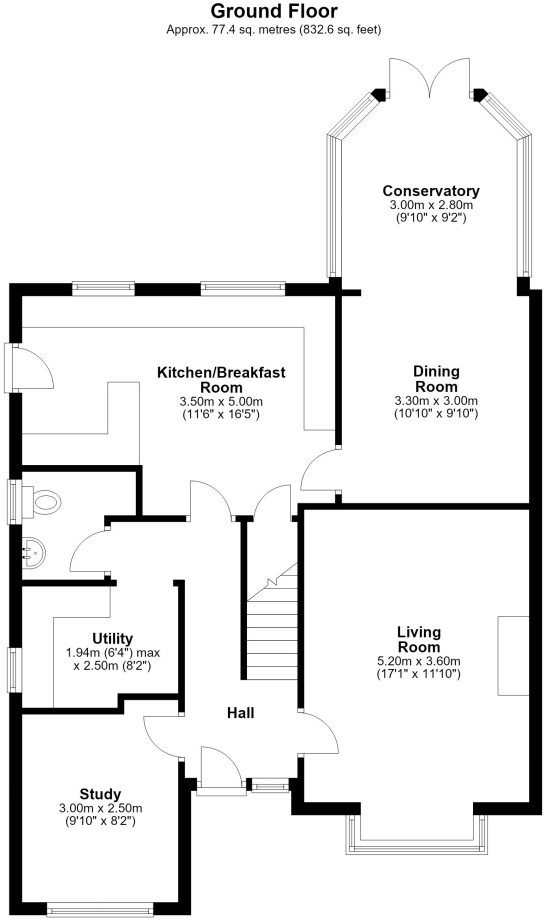
£385,000 Freehold — 4 bedroom detached house

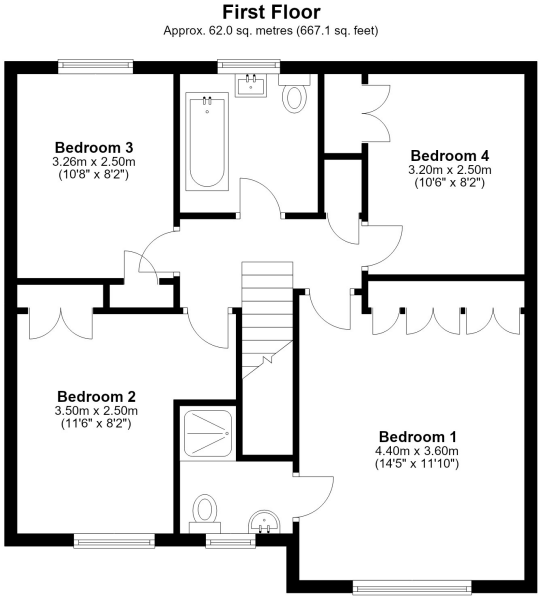
sales@cgpooks.co.uk

Quietly situated within a popular residential area, a short distance from beautiful riverside walks and within two miles of the town centre, this neatly presented detached family house offers well-designed and practical accommodation, having recently been re-decorated throughout, while benefitting from a private rear garden and driveway parking.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with cloakroom/WC and staircase to landing
- Spacious living room with feature fireplace and bay window to front
- Lovely open plan kitchen/breakfast room, complete with a range of fitted units, useful under stairs pantry, breakfast bar, and access to side
- Separate dining room opening into the conservatory, having glazed double doors to the garden
- There is also a very practical fitted utility as well as a study, which could also be used as a play room or additional reception room
- On the first floor are four generous bedrooms, all having built-in wardrobes, and a well-appointed family bathroom with roll-top bath. Bedroom one also has a fully tiled en-suite shower room
- uPVC double glazed windows and gas fired central heating
- Private rear garden, comprising a paved sun terrace and raised decking, as well as a large timber garden store and gated access to side
- To the front of the property is a driveway providing ample parking, with adjoining lawned and planted garden to the side
- A very quiet and convenient location, a short distance from a choice of primary and secondary schools, excellent amenities, lovely riverside walks, road links, and less than two miles from the town centre
- Agents Note - the property is being sold vacant with no upward chain, and some furniture has been added to photos using AI to give potential buyers perspective















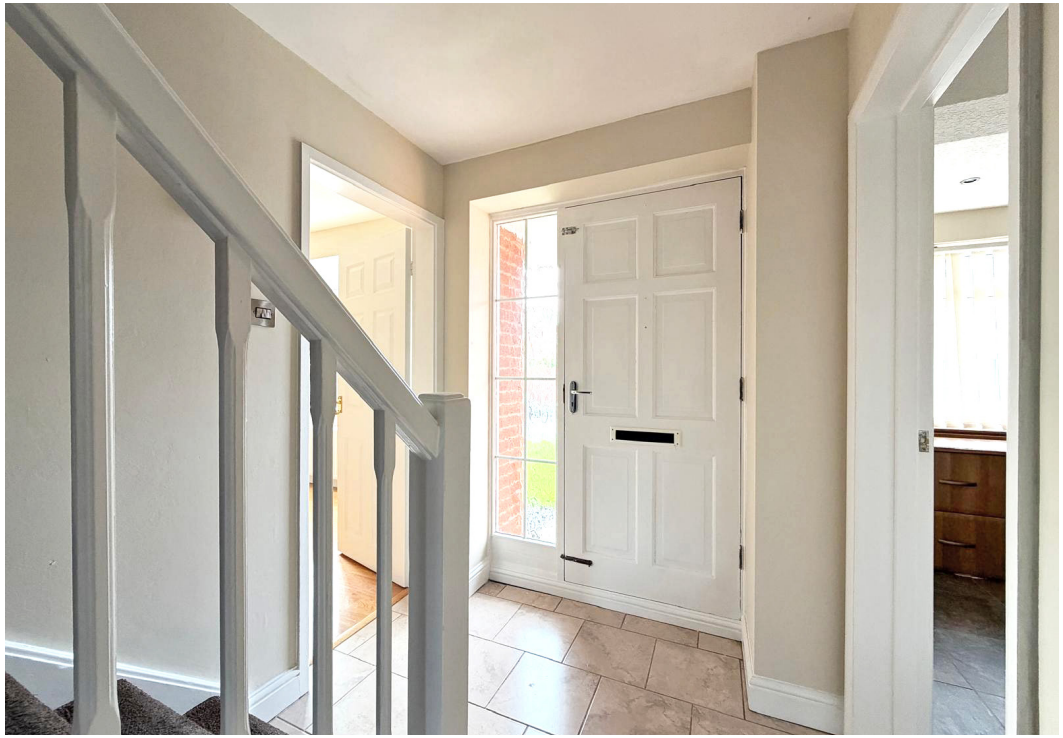






























2 Colley Close, Shrewsbury, SY2 5YN

£385,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk





OnTheMarket.com

rightmove

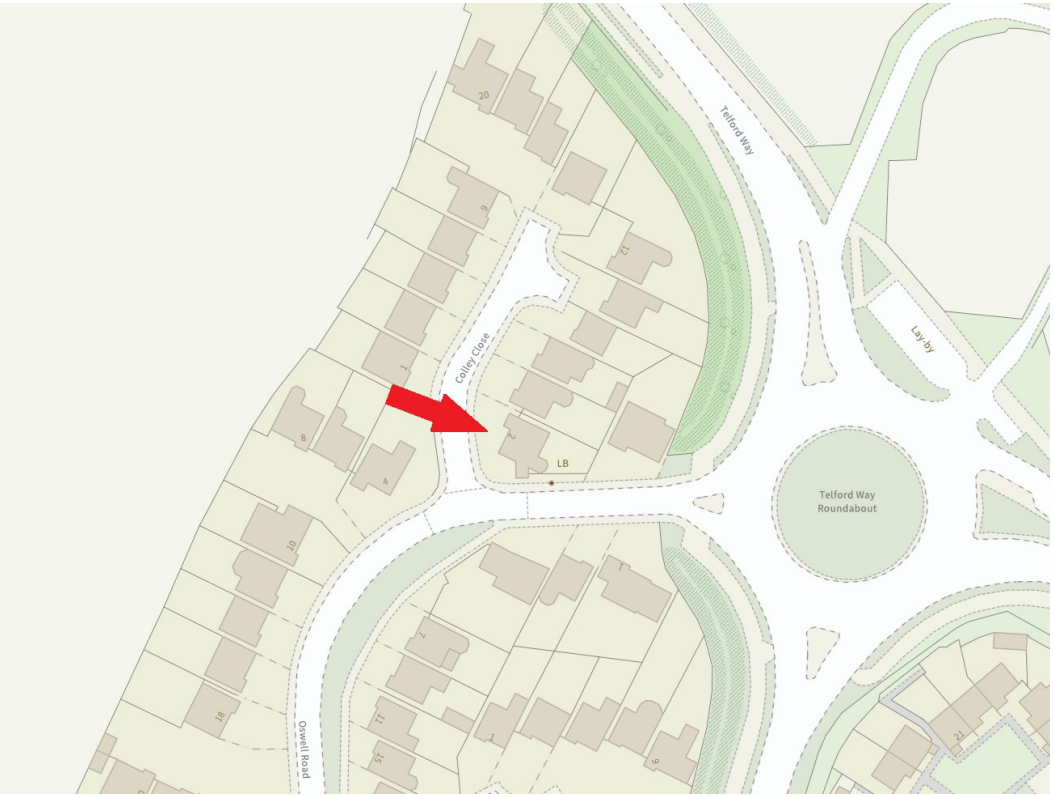
RICS Regulated by RICS

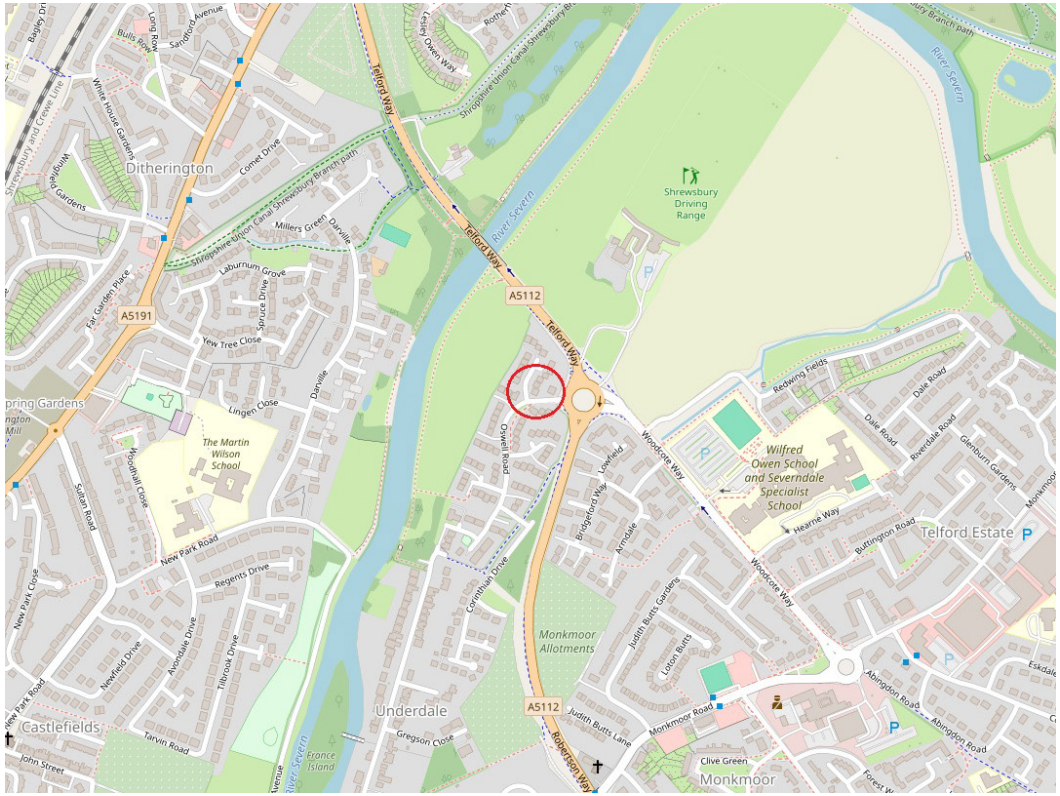
COOPER GREEN POOKS

2 Colley Close, Shrewsbury, SY2 5YN

£385,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk





BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band D**
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.

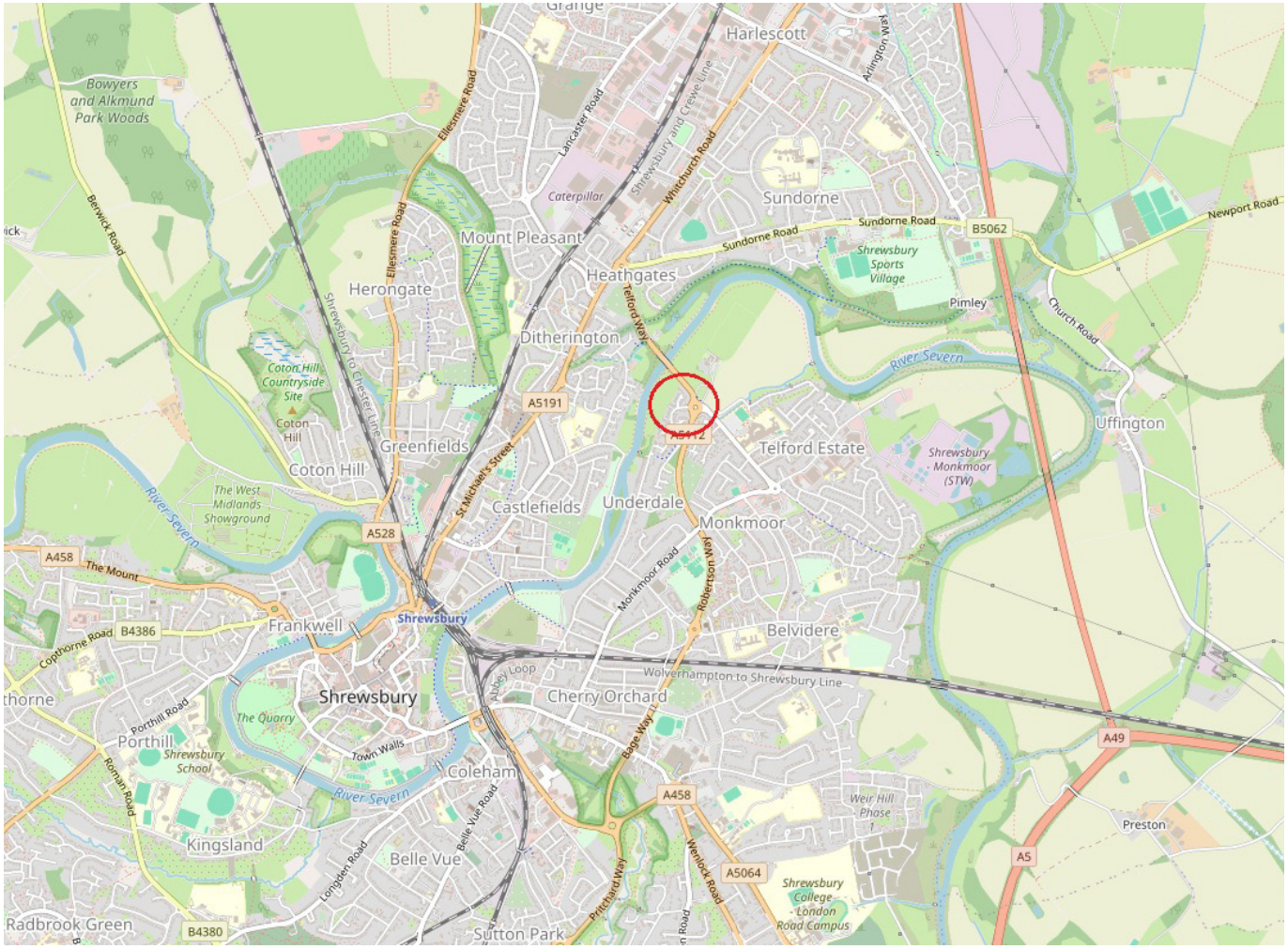
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Colley Close, Shrewsbury, SY2 5YN

Coopergreenpooks.co.uk

£385,000 Freehold — 4 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.