



37 Old Coleham, Belle Vue, Shrewsbury, SY3 7BU

3 bedroom town house — £300,000 Freehold

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sales@cgpooks.co.uk

Quietly and conveniently situated within a sought-after residential area, a short walk from the Quarry Park and town centre, this modern three bedroom town house offers thoughtfully designed and well-presented accommodation over three floors, while benefitting from a private courtyard garden and driveway parking.

KEY FEATURES

- Entrance hall opening to fantastic open plan ground floor area with under stairs storage and cloakroom
- Fitted kitchen, complete with fully integrated appliances
- Living/dining room are with glazed sliding doors onto the rear garden
- On the first floor is a double bedroom with built-in wardrobes, a further single bedroom and well-appointed family bathroom
- Impressive master bedroom on the second floor with en-suite shower room and windows to two elevations
- uPVC double glazed windows and gas fired central heating
- Landscaped rear courtyard garden, decked for easy maintenance, with gated access to side
- To the front of the property is private driveway providing parking for one car, as well as a very useful secure storage area
- A superb location, a stone's throw from Coleham's excellent amenities and primary school, the Quarry Park and heart of the town centre

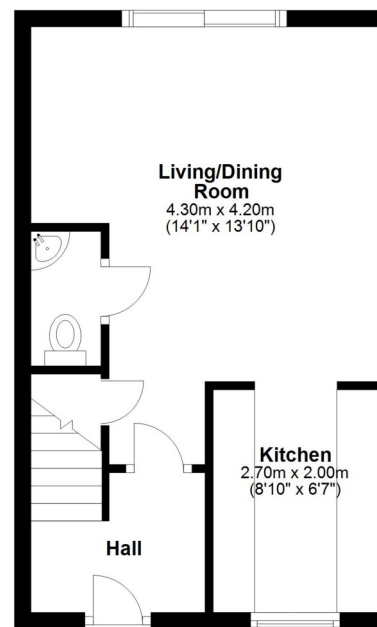
Cooper Green Pooks
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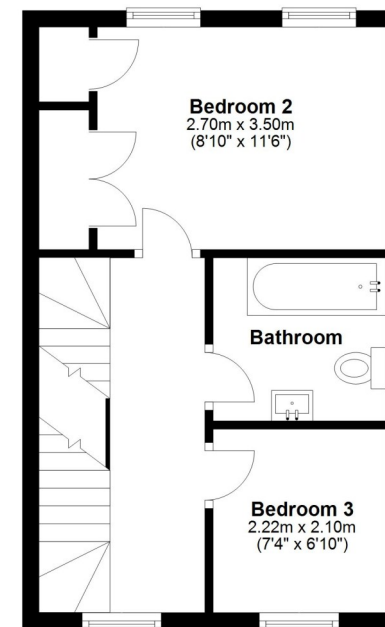


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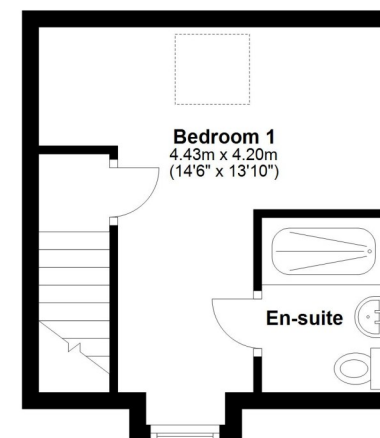
Ground Floor
Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor
Approx. 29.8 sq. metres (321.3 sq. feet)



Second Floor
Approx. 19.0 sq. metres (204.5 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)





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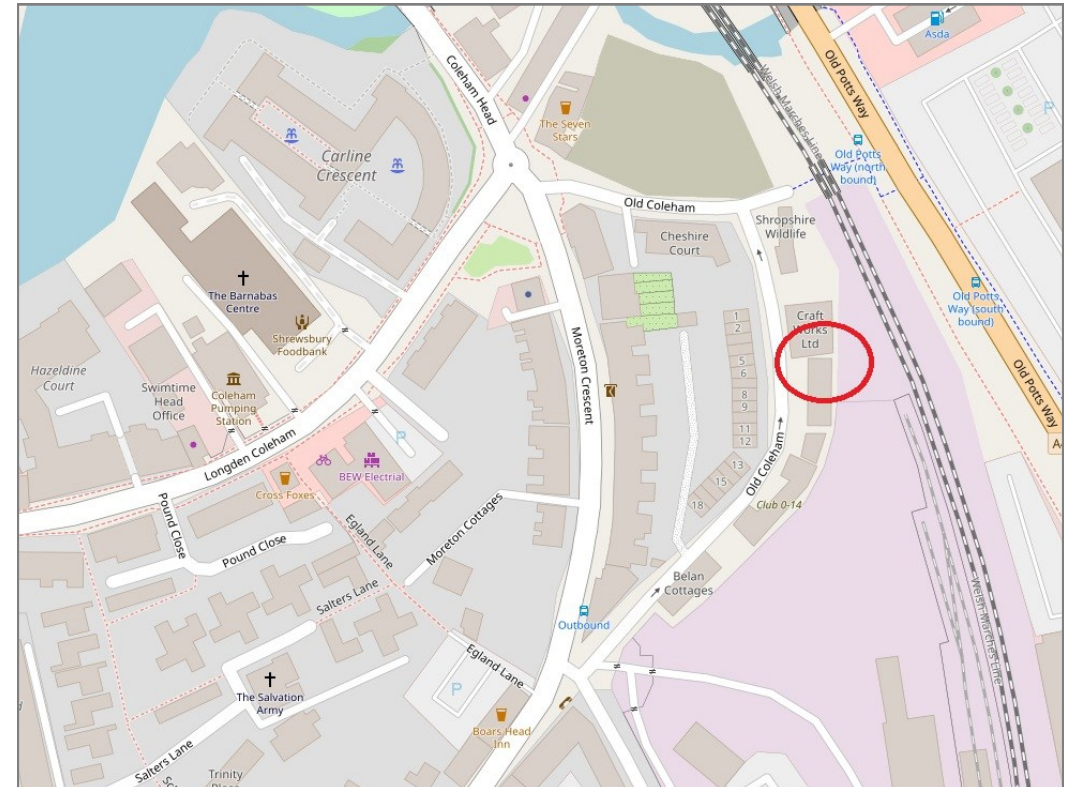
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
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Your home may be repossessed if you do not keep up repayments on your mortgage.

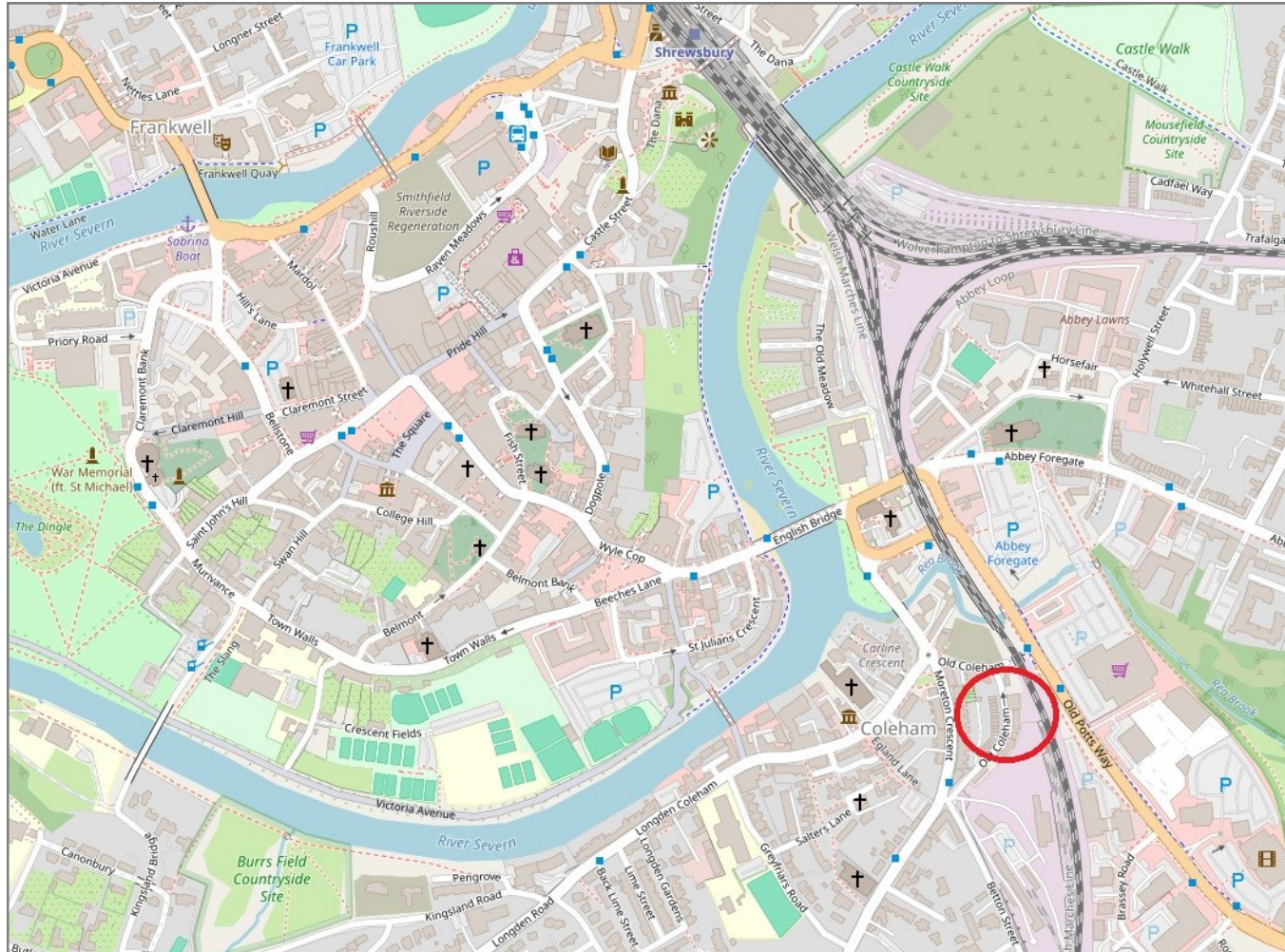
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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