



71 Trinity Street, Belle Vue, Shrewsbury, SY3 7PD

2 bedroom terraced — £230,000 Freehold

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Coopergreenpooks.co.uk

£230,000 Freehold — 2 bedroom terraced house

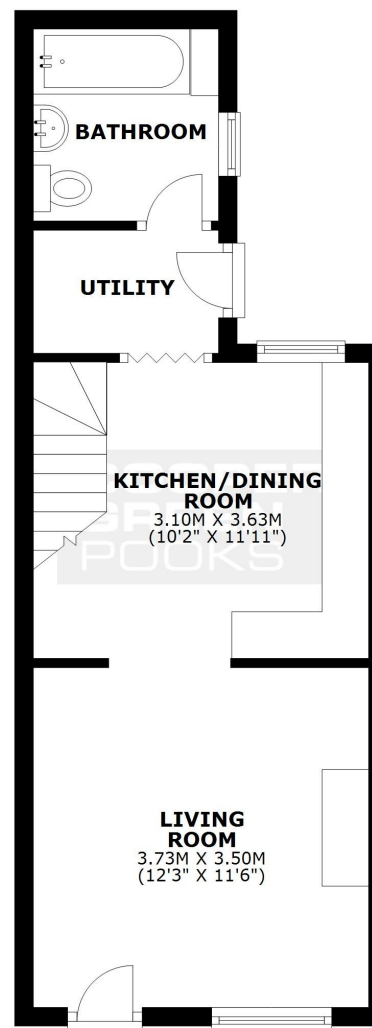
sales@cgpooks.co.uk

Situated within a sought-after residential area, a short walk from the Quarry Park and town centre, this very attractive terraced house of character offers neatly presented accommodation, while benefitting from courtyard gardens to the front and rear, as well as private off-street parking.

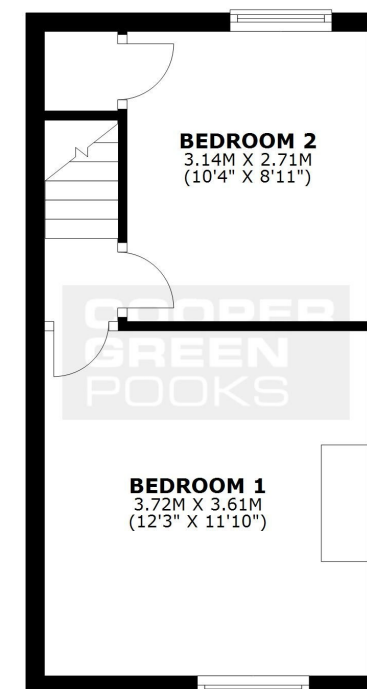
KEY FEATURES

- Living room with feature fireplace and wood burning stove
- Fitted kitchen/dining room with a range of units and space for appliances
- Very practical separate utility area with door to the rear courtyard
- Good sized family bathroom with shower
- Two bedrooms on the first floor, one double and a generous single with built-in storage
- Double glazed windows and gas fired central heating via a brand new Worcester Bosch boiler
- Rear courtyard garden with gated access to a private parking space
- Additional south facing courtyard garden to the front which is paved and gravelled creating a lovely seating area
- A superb location, a short walk from Coleham and its excellent range of amenities, as well as being just a 5–10-minute walk over the Greyfriars bridge into the Quarry Park and town centre

GROUND FLOOR
APPROX. 32.8 SQ. METRES (352.6 SQ. FEET)



FIRST FLOOR
APPROX. 23.5 SQ. METRES (253.1 SQ. FEET)



TOTAL AREA: APPROX. 56.3 SQ. METRES (605.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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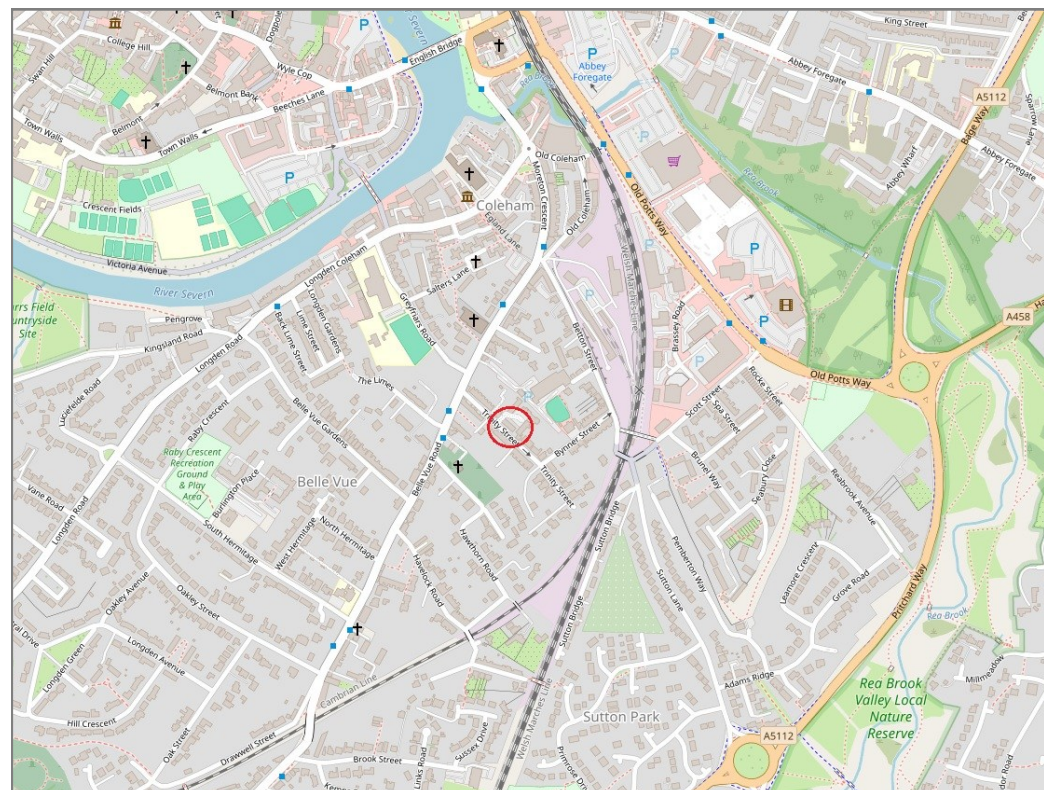
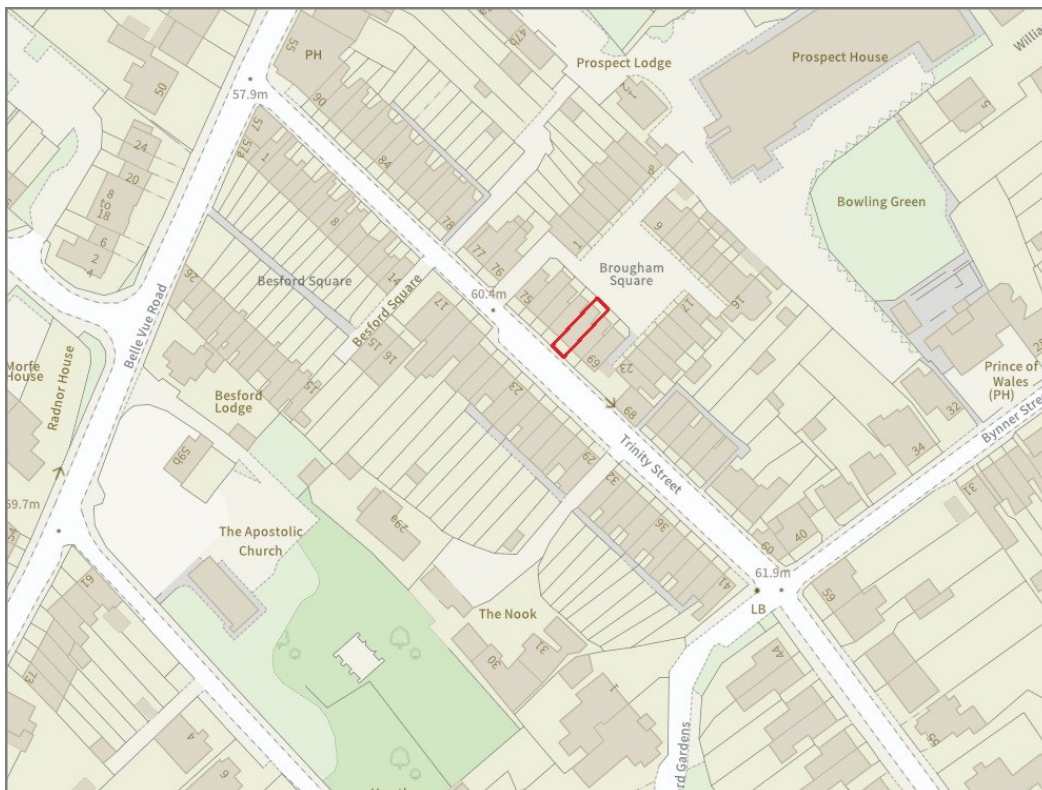
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
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.

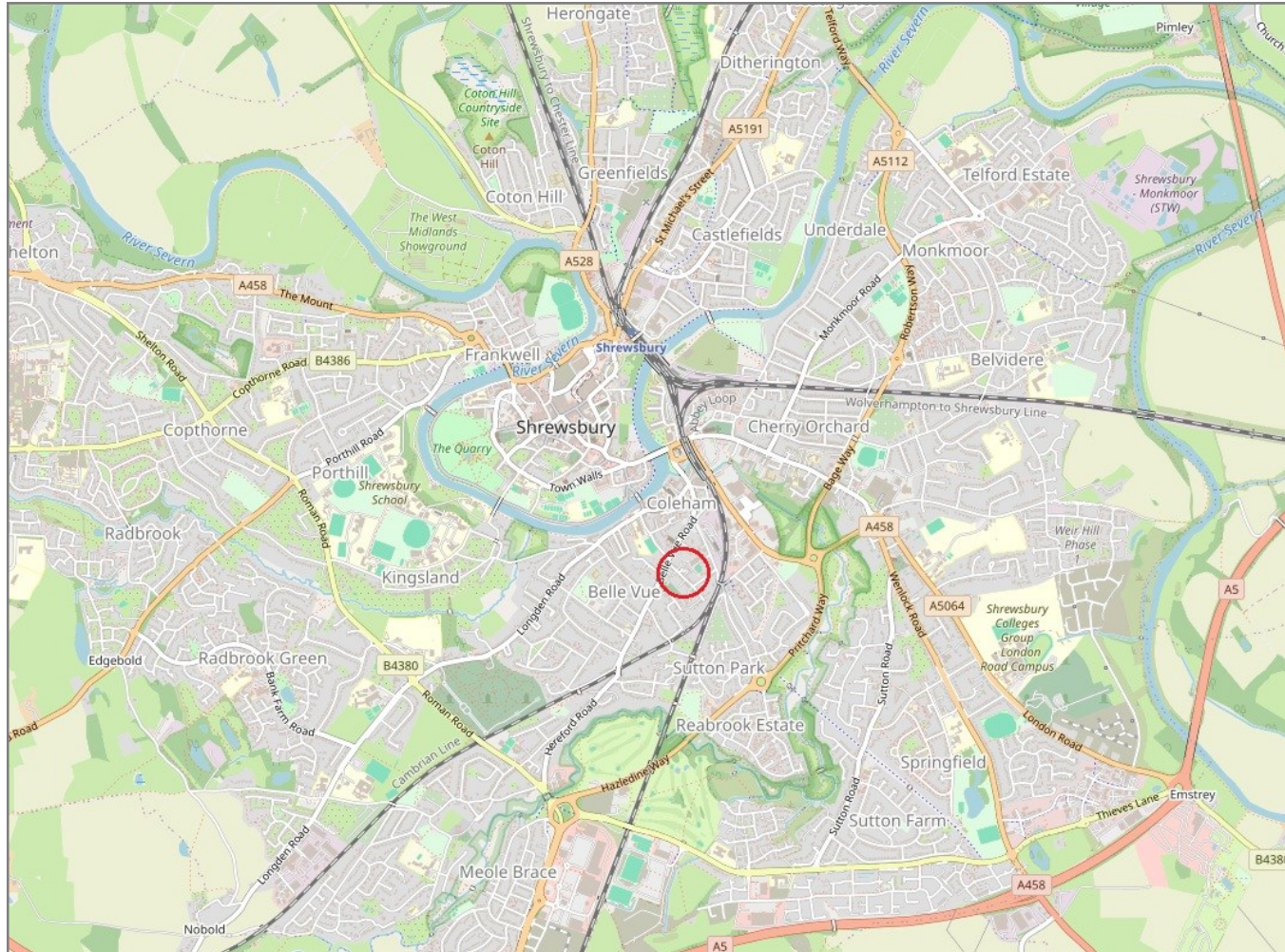
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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