



33 Cleveland Street, Shrewsbury, SY2 5DN

2 bedroom end terrace house — £280,000 Freehold

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sales@cgpooks.co.uk

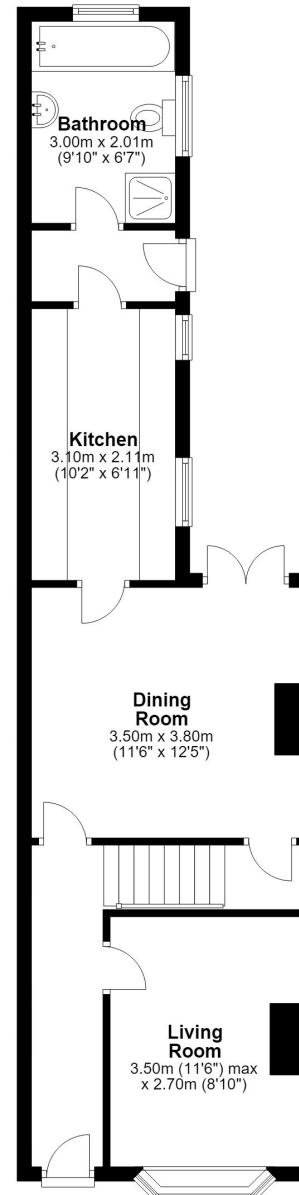
This very attractive and modernised end of terrace Victorian property is well situated on a popular street with south face garden, whilst being within walking distance of the local park and the town centre.

KEY FEATURES

- Entrance hall with original quarry tiled flooring and doors to both the living and dining rooms.
- Living room with feature fireplace and window to front.
- Spacious dining room with kardean wood effect flooring, further feature fireplace, walk in store and glazed double doors to rear garden.
- Stylishly re fitted kitchen with integrated appliances, quarry tiled flooring, window to rear and door to the rear hall which also provides access to the garden and the ground floor bathroom.
- Staircase from hall to landing where there are two double bedrooms. The main bedroom benefits from a well fitted and sizable ensuite shower room.
- There is also a new, professionally fitted, wall mounted 2.5kw air conditioning unit in the main bedroom with an external condenser and air heat pump.
- Loft space fully boarded with hatch, loft ladder and light, with raised floor boards with under board insulation
- Replacement uPVC double glazed windows and gas central heating.
- Established and well stocked front and rear gardens, with the private rear garden being south facing with a useful store.
- Located on a pretty street within a popular and convenient area, just a few minutes from local amenities, as well as a good park and river walks. The town centre and railway station are also just a 10-minute walk from the property.

Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 82.2 sq. metres (884.3 sq. feet)





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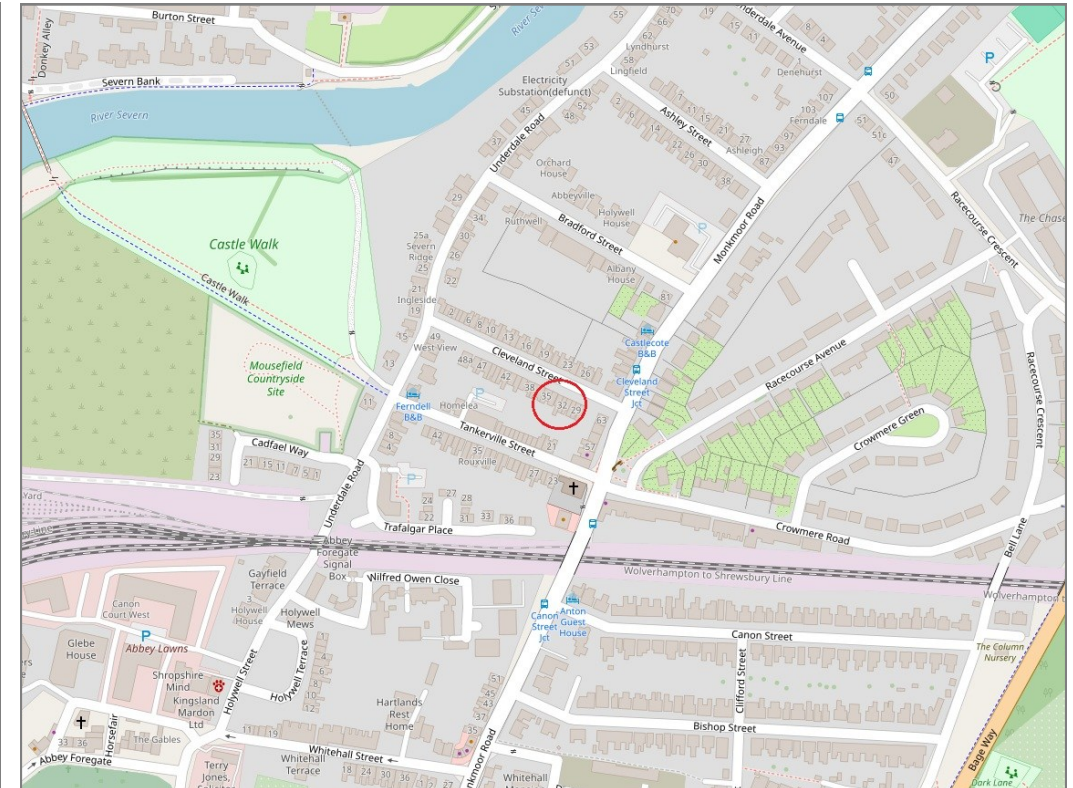
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BOUNDARIES NOT CONFIRMED

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

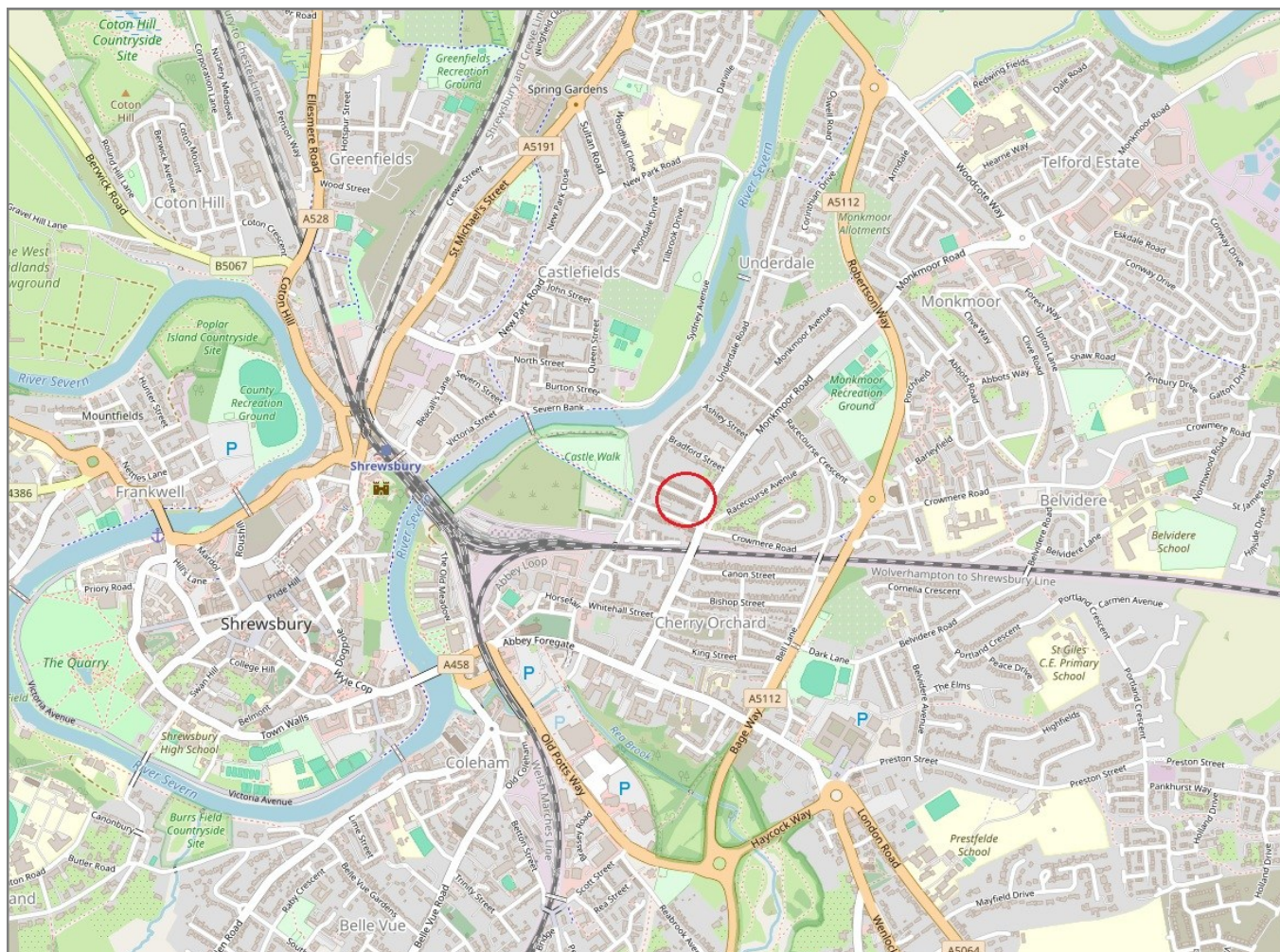
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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