



£218,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

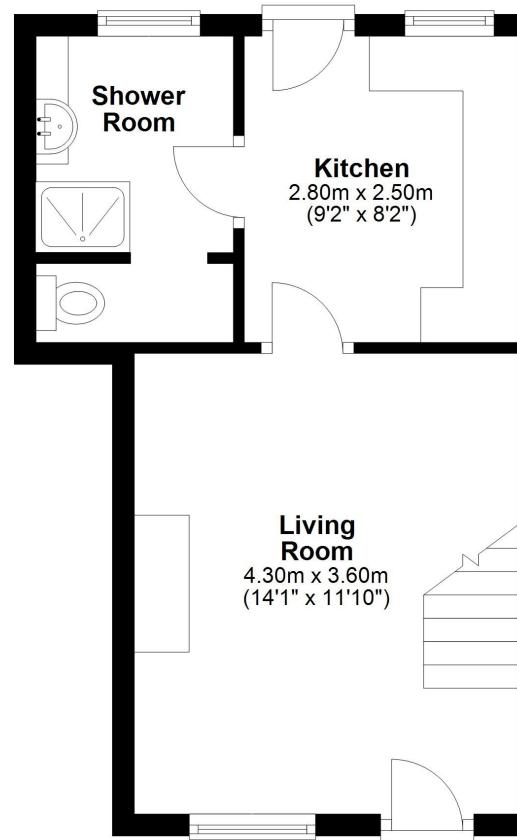
Occupying a fantastic position with stunning views over open fields and surrounding countryside, this attractive terraced cottage of character has been improved to provide beautifully presented accommodation, benefitting from an attractively landscaped rear garden.

## KEY FEATURES

- Living room with feature fireplace and modern electric fire, decorative tiled entrance, and window to front
- Well-fitted kitchen with wood-effect tiled flooring and part-glazed door to the rear garden
- Ground floor shower room, also having wood-effect tiled flooring, with vanity unit and heated towel rail
- On the first floor is a master bedroom with built-in wardrobes, and a further generous bedroom with impressive views over the rear garden, surrounding countryside and Shropshire Hills
- Double glazed windows and gas fired central heating
- The private rear garden has been attractively landscaped to comprise areas of lawn, paved and gravelled terraces, planted borders, and useful timber garden store, as well as gated access to the adjoining field
- To the front of the property is a gated courtyard which has been paved for easy maintenance, with planted shrubs, picket fence, and bin store
- A very quiet and private location on Betley Lane, close to the beautiful Lyth Hill nature reserve and the excellent village amenities of Bayston Hill. Meole Brace retail park is also just a 5-minute drive from the property and Shrewsbury town centre is about 15 minutes
- This property has been recently improved, with upgrades including replacement windows to the rear, landscaping of the front and rear gardens, upgraded flooring, décor, and general maintenance throughout

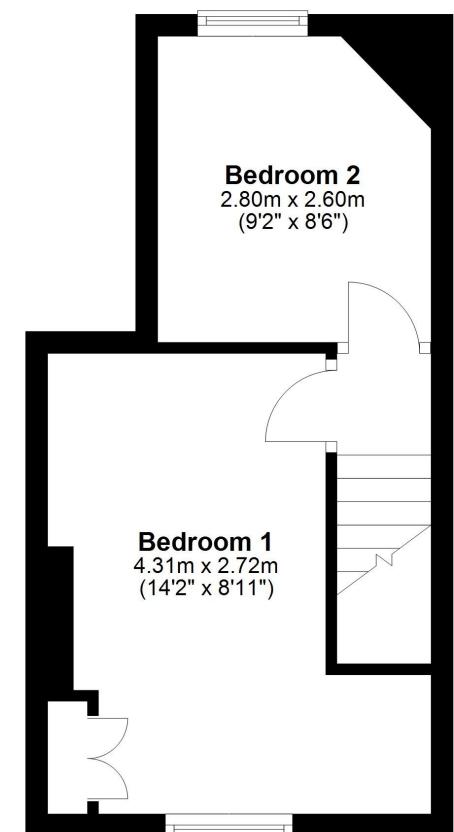
## Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



## First Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.6 sq. feet)









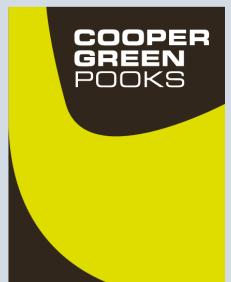
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 **Expert** mortgage advice available  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a 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.



# 2 Betley Terrace, Betley Lane, Bayston Hill, Shrewsbury, SY3 0HD

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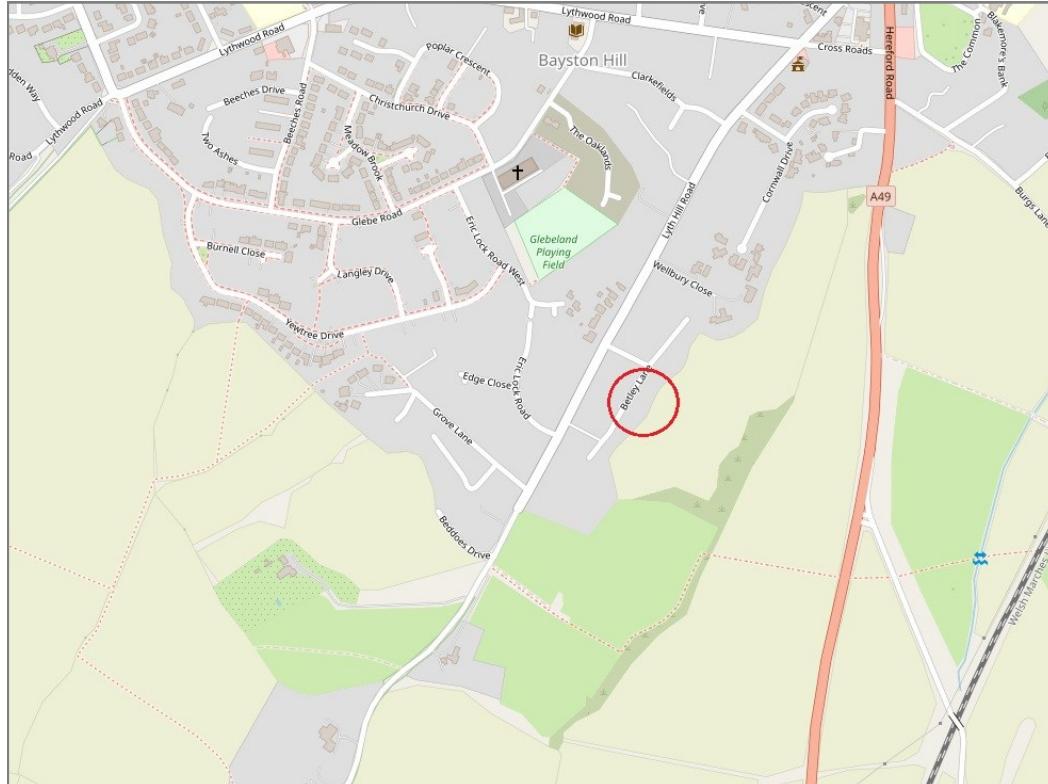
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BOUNDARIES NOT CONFIRMED



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

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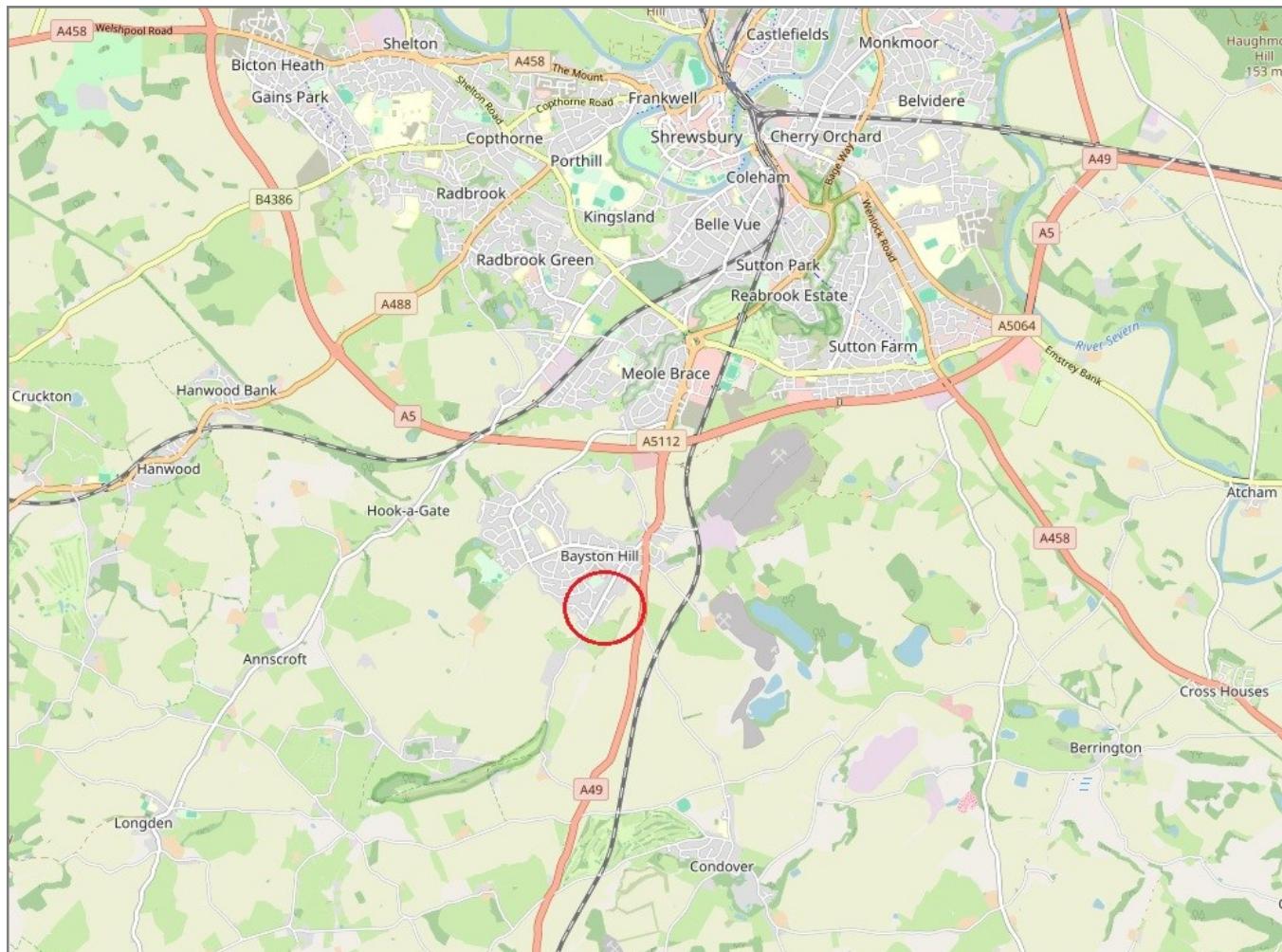


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