



1 Station Cottages, Hanwood, Shrewsbury, SY5 8LH

2 bedroom semi detached house — £200,000 Freehold

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£200,000 Freehold — 2 bedroom semi-detached house

sales@cgpooks.co.uk

A fantastic opportunity to purchase this attractive semi-detached cottage which is located within the village in a private position with rural views. The property also has a large adjoining garden which subject to planning permission may have development potential.

KEY FEATURES

- Separate living and dining rooms, both with feature fireplaces and windows overlooking gardens.
- Kitchen with entrance porch and a ground floor bathroom with separate WC.
- From the dining room there is a door to an enclosed staircase which leads to the first-floor landing , where there are two double bedrooms.
- Replacement double glazed windows and gas central heating.
- Parking area leading to garage and car port.
- Private and established garden, which is of a very good size, whilst possibly having the potential to provide a separate building plot, subject to planning. The property offers lots of potential and could also be easily extended if required.
- Secluded location within the village, yet within walking distance of amenities such as the local pub, shop and primary school. The by-pass is also just a 5-minute drive from the property and Shrewsbury town centre is about 15 minutes.
- No onward chain.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

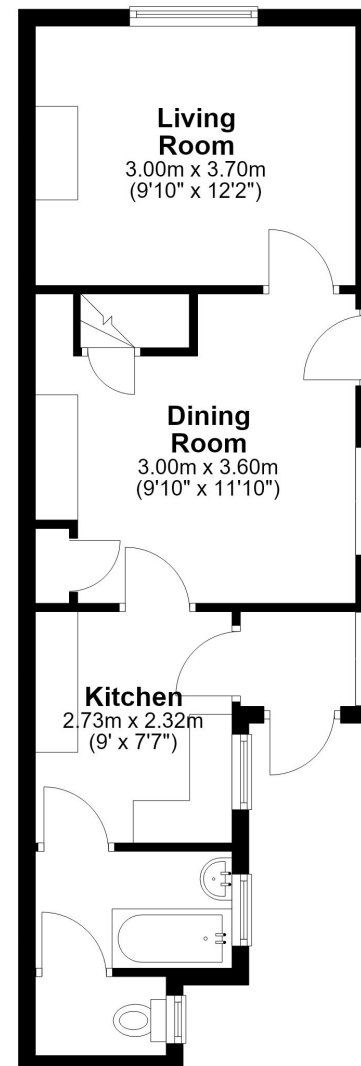
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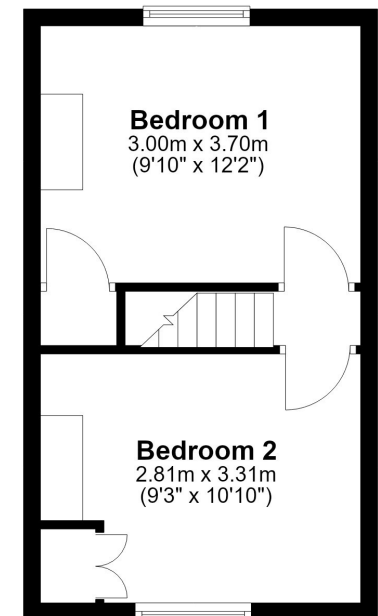
Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.6 sq. feet)









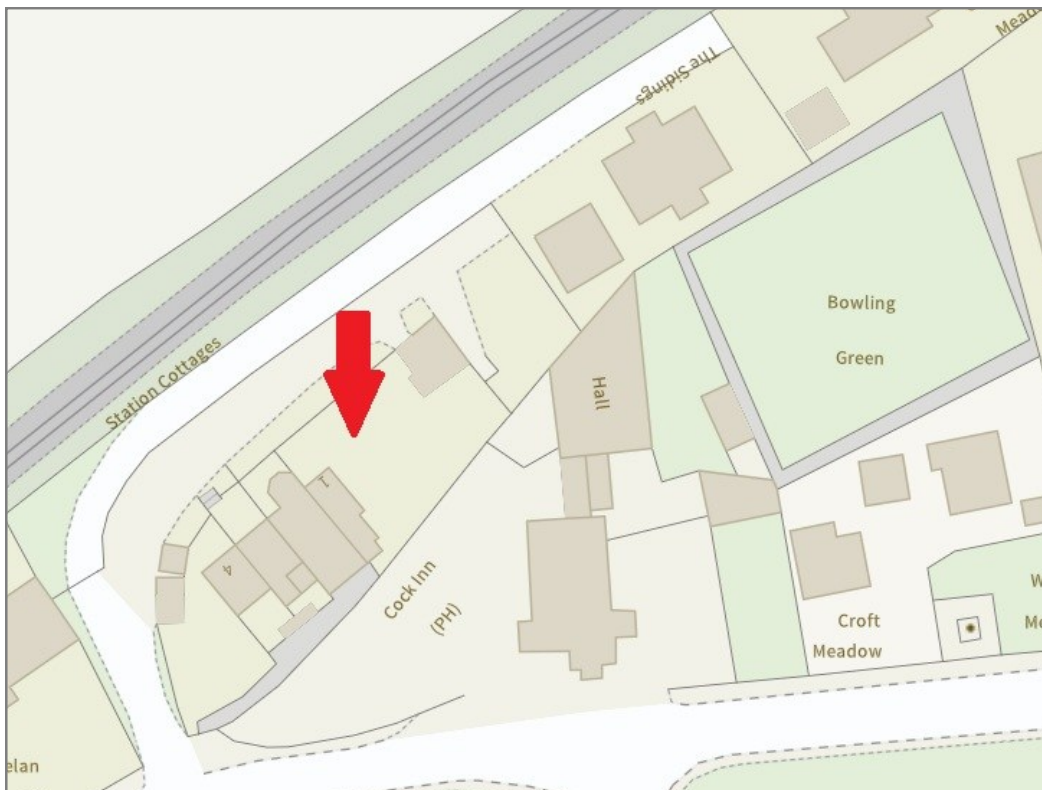
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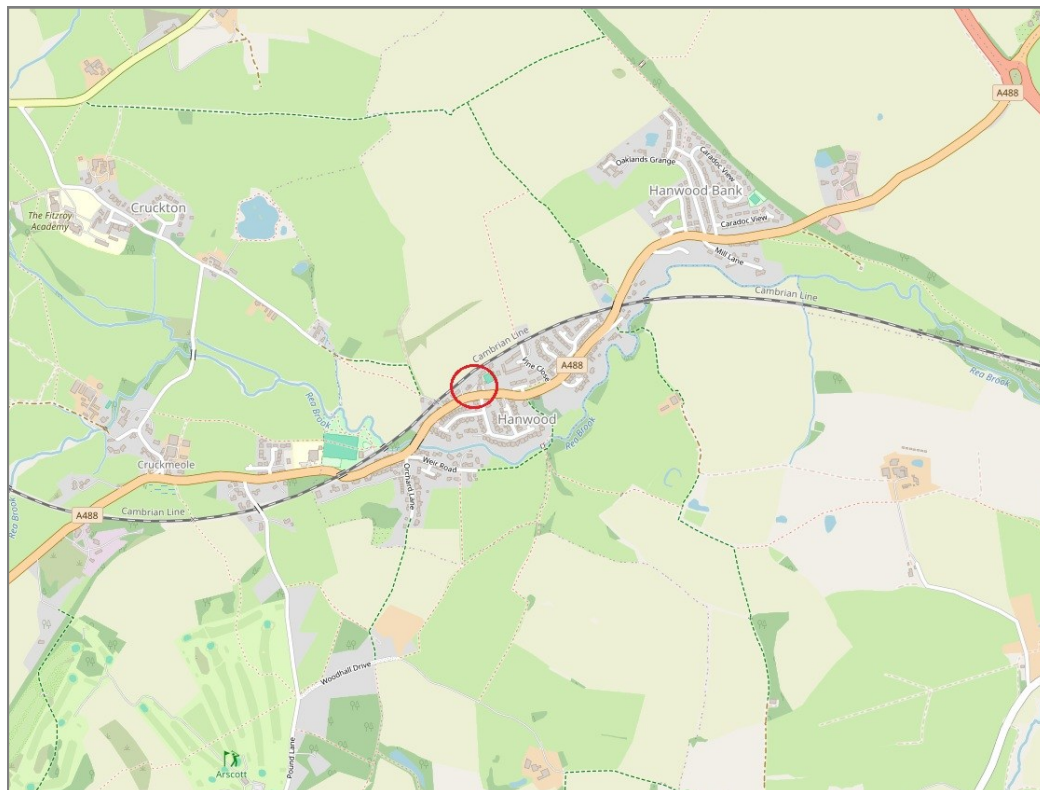
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BOUNDARIES NOT CONFIRMED



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.

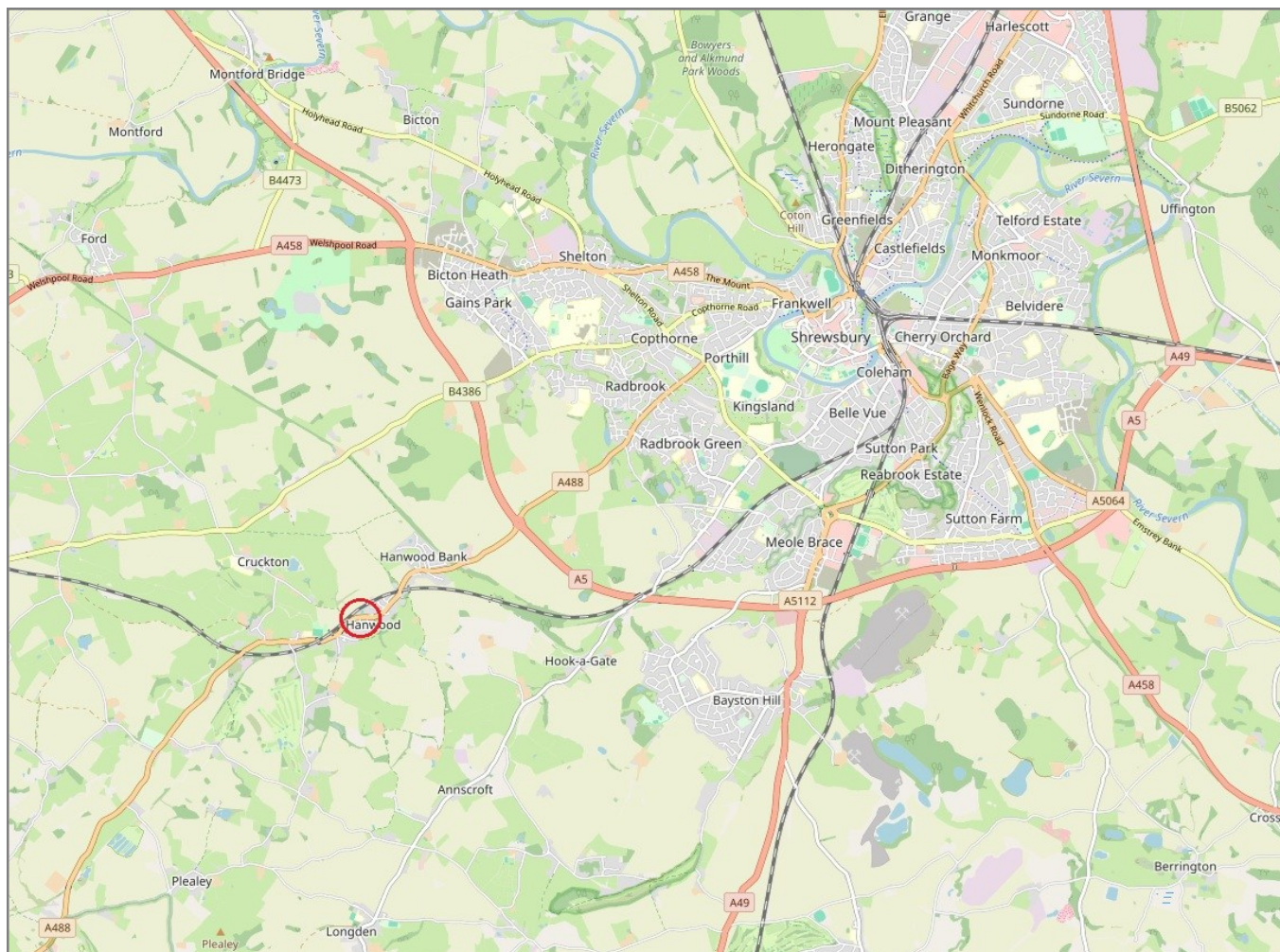
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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