



6 Shorncliffe Drive, Copthorne, Shrewsbury, SY3 8TE

2 bedroom terraced house — Offers over £200,000 Freehold

6 Shorncliffe Drive, Copthorne, Shrewsbury, SY3 8TE

Coopergreenpooks.co.uk

Offers over £200,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

Occupying a lovely position within a very popular residential area, this neatly presented terraced house offers well-proportioned accommodation, benefitting from a private south-west facing garden and residents parking.

KEY FEATURES

- Good sized living room with feature fireplace and windows to two elevations
- Open plan kitchen/dining room, also having windows to two elevations, with useful built-in storage, a range of fitted units and access to both the front and rear gardens
- On the first floor are two double bedrooms, both of which have built-in wardrobes, and a separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private south-west facing rear garden, paved and gravelled for easy maintenance, with a selection of planted beds, shrubs, and trees
- Residents parking within a communal parking area
- A very quiet and convenient location, within a short distance of excellent schools, amenities, the Royal Shrewsbury hospital, and less than two miles from the town centre
- Agents note: There is a management charge of approx. £38 PCM for the upkeep of communal grounds
- Sold vacant with no upward chain

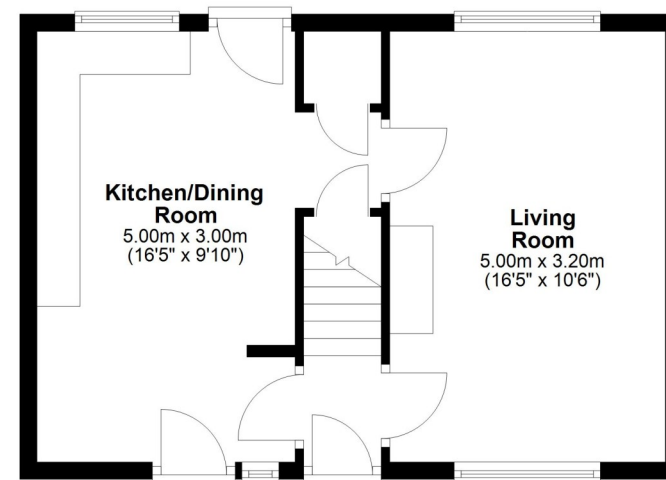
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



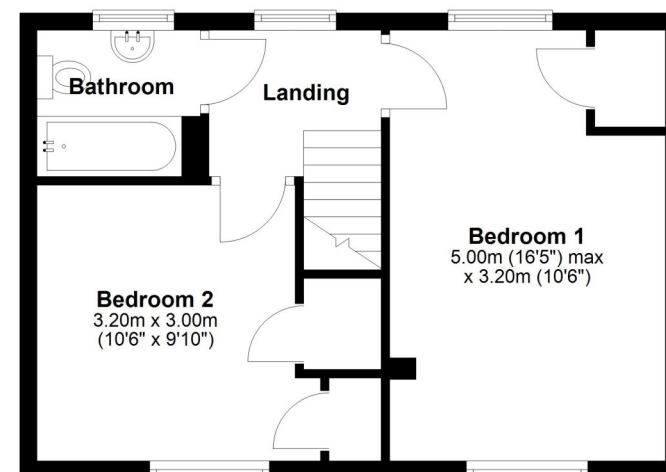
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)







6 Shorncliffe Drive, Copthorne, Shrewsbury, SY3 8TE

Coopergreenpooks.co.uk

£220,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF



www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



6 Shorncliffe Drive, Copthorne, Shrewsbury, SY3 8TE

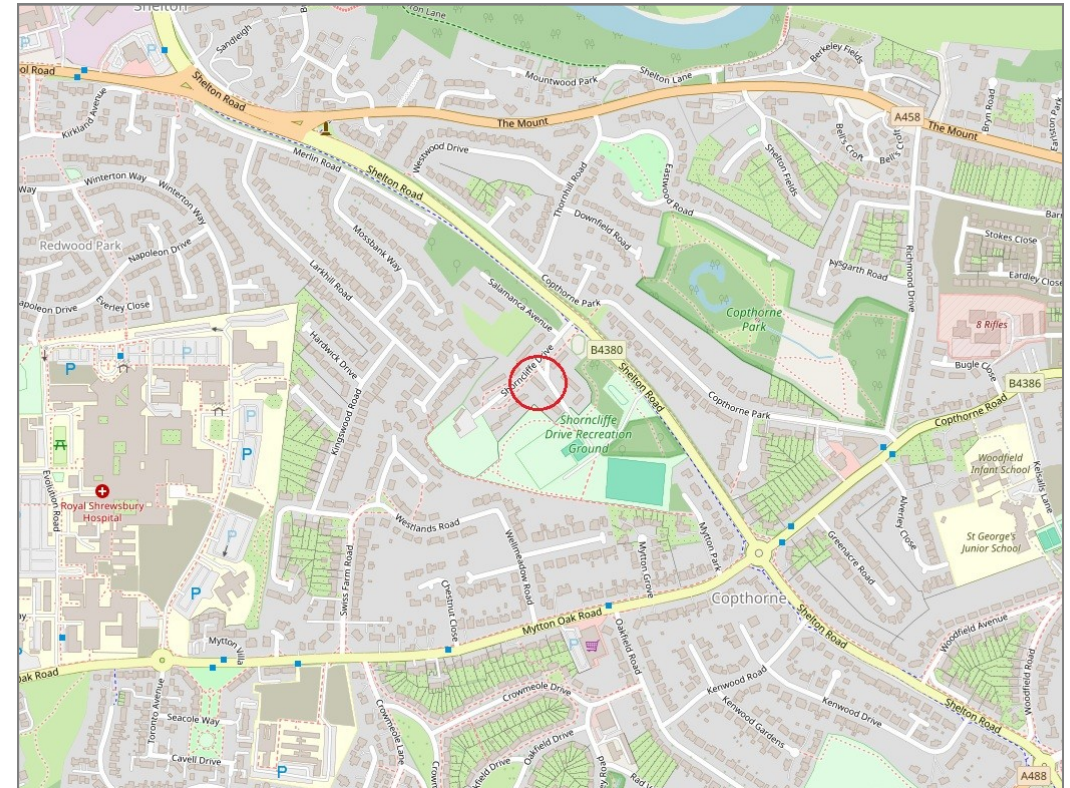
Offers over £200,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



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.

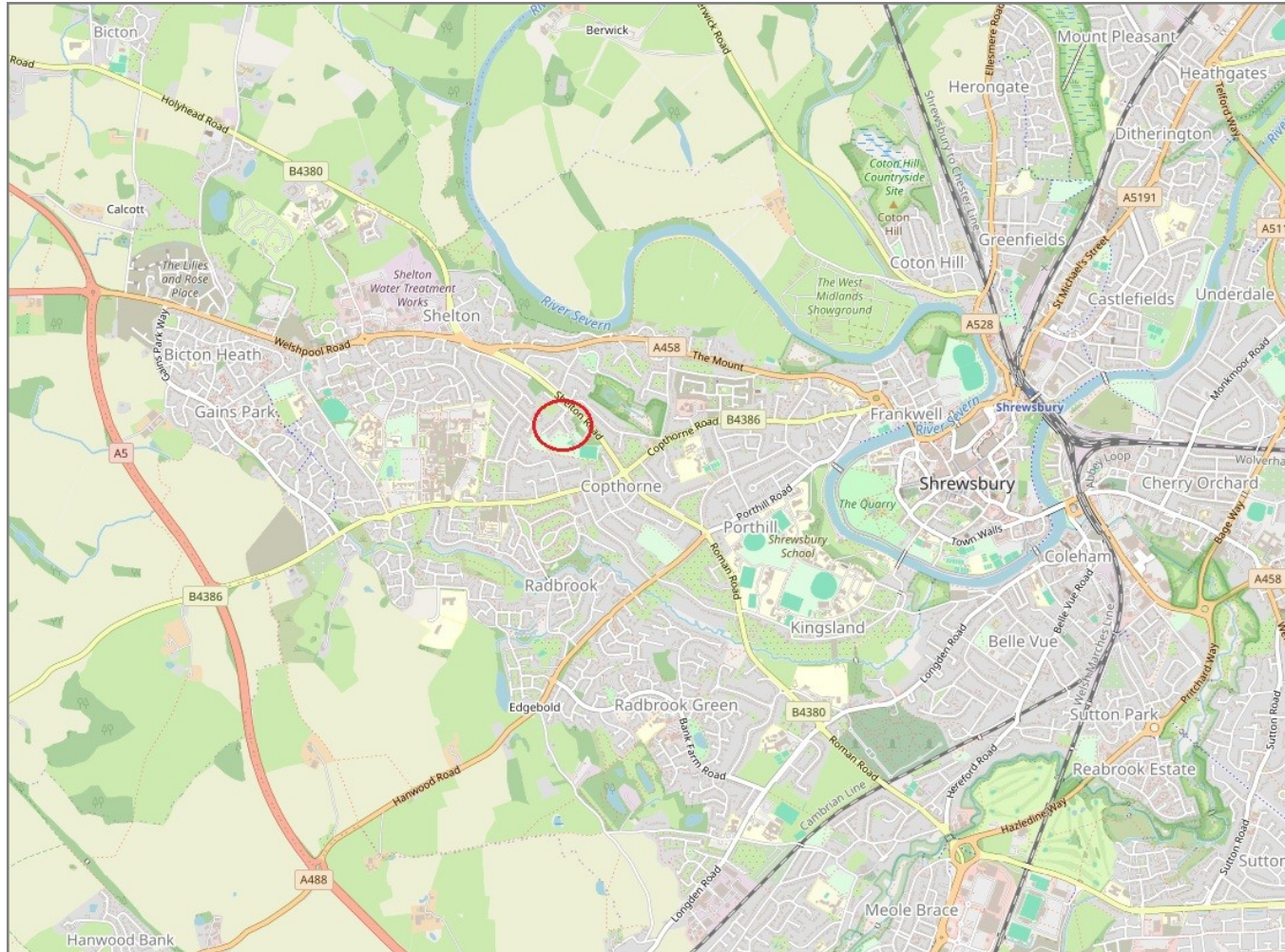
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

6 Shorncliffe Drive, Copthorne, Shrewsbury, SY3 8TE

Coopergreenpooks.co.uk

Offers over £200,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.