



**4 Farmlodge Lane, Herongate, Shrewsbury, SY1 3ST**

2 bedroom terraced house — £210,000 Freehold

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sales@cgpooks.co.uk

Occupying a lovely position, tucked away at the end of a quiet cul-de-sac with a pleasant outlook, this neatly presented terraced house also benefits from a landscaped rear garden, detached garage, and private parking.

### KEY FEATURES

- Entrance hall opening to a good-sized living room with useful under stairs storage
- Open plan kitchen/dining room with a range of fitted units, space for appliances, and glazed patio doors onto the garden
- On the first floor are two bedrooms, with the master having built-in wardrobes and views to front, as well as a separate family bathroom with shower
- Double glazed windows and gas fired central heating throughout
- Attractively landscaped rear garden, laid to lawn with a paved terrace and planted borders
- Detached single garage with up and over door to front and additional door to the garden
- Private driveway providing parking
- A fantastic location within a quiet cul-de-sac, a short distance from Greenfields Primary School, lovely walks through The Old Riverbed, the train station and town centre

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

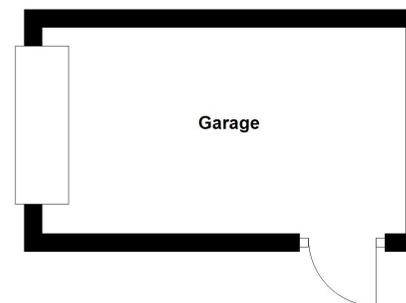
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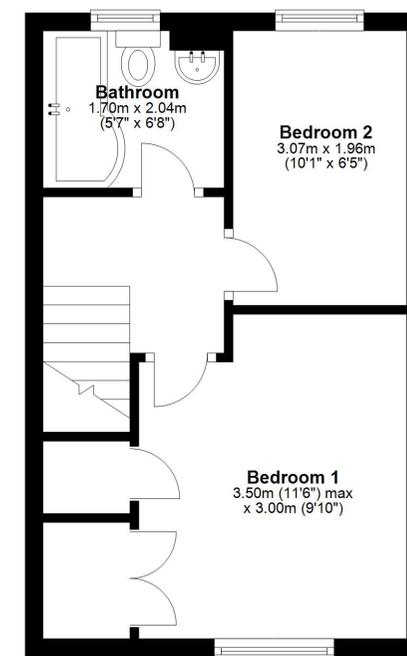
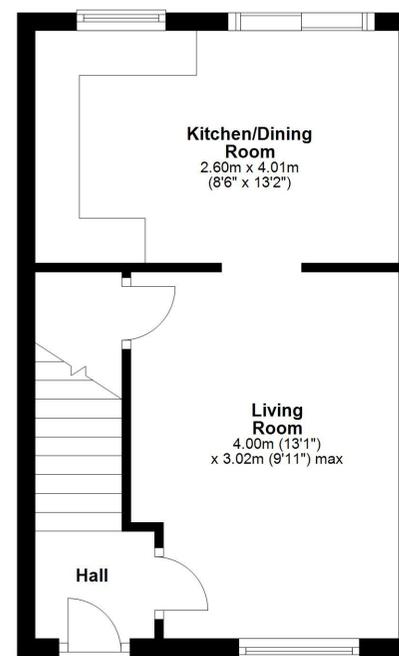
### Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



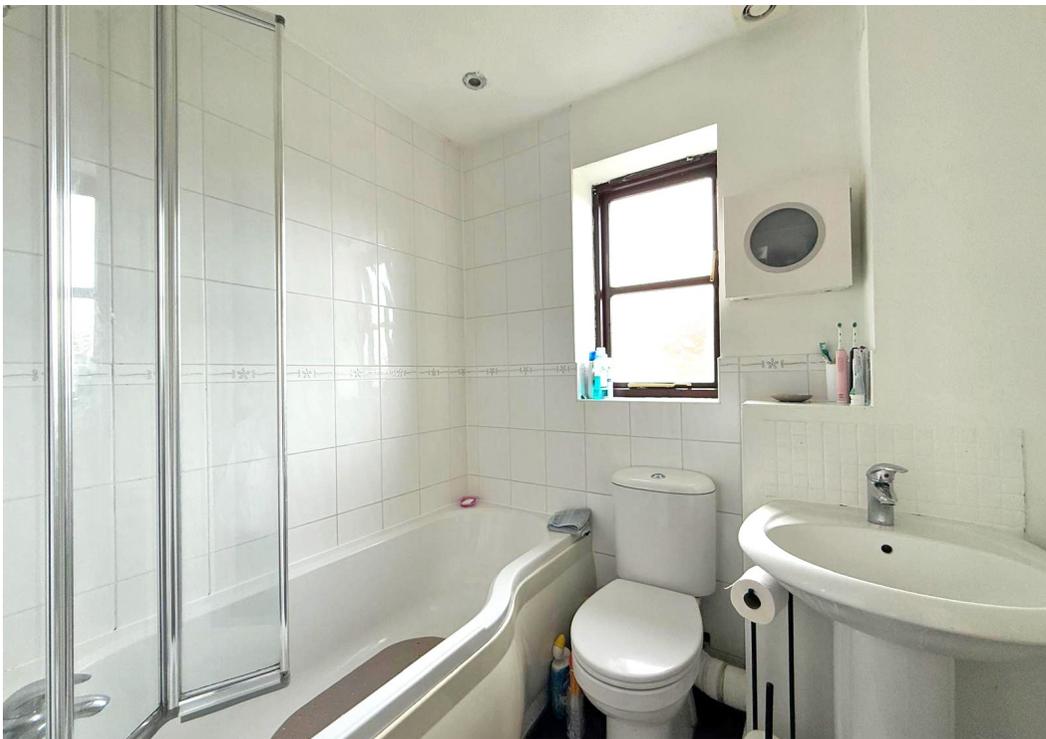
### First Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.0 sq. feet)







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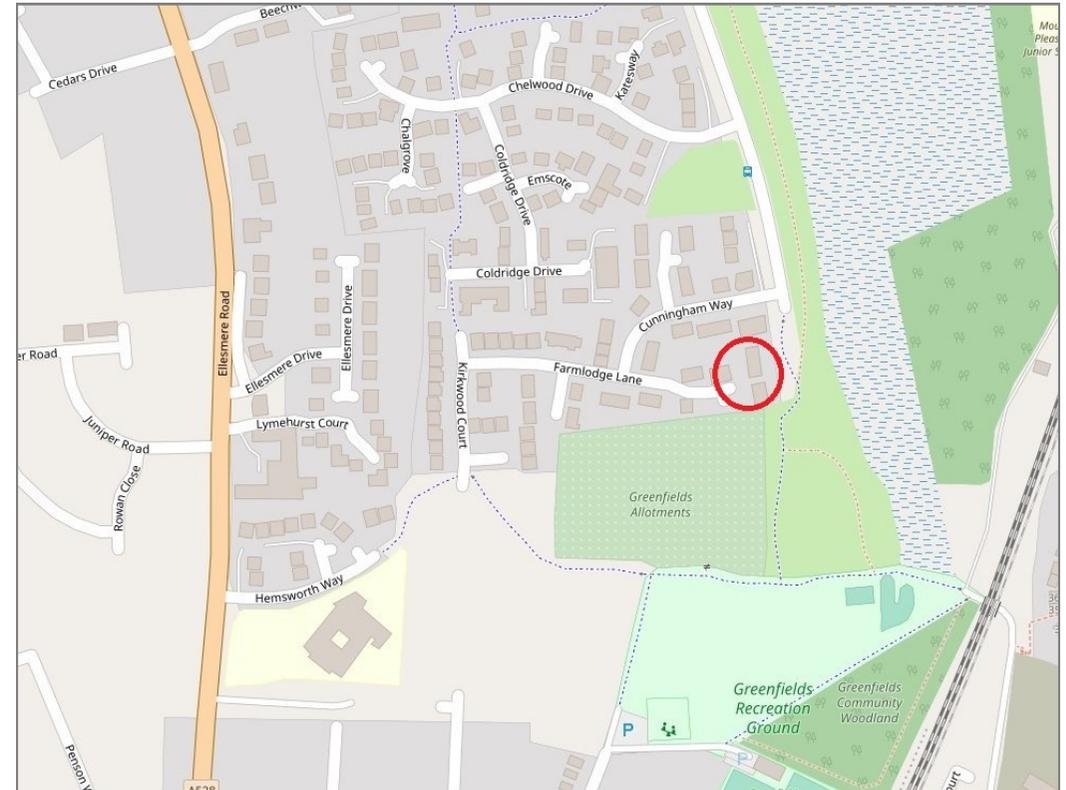
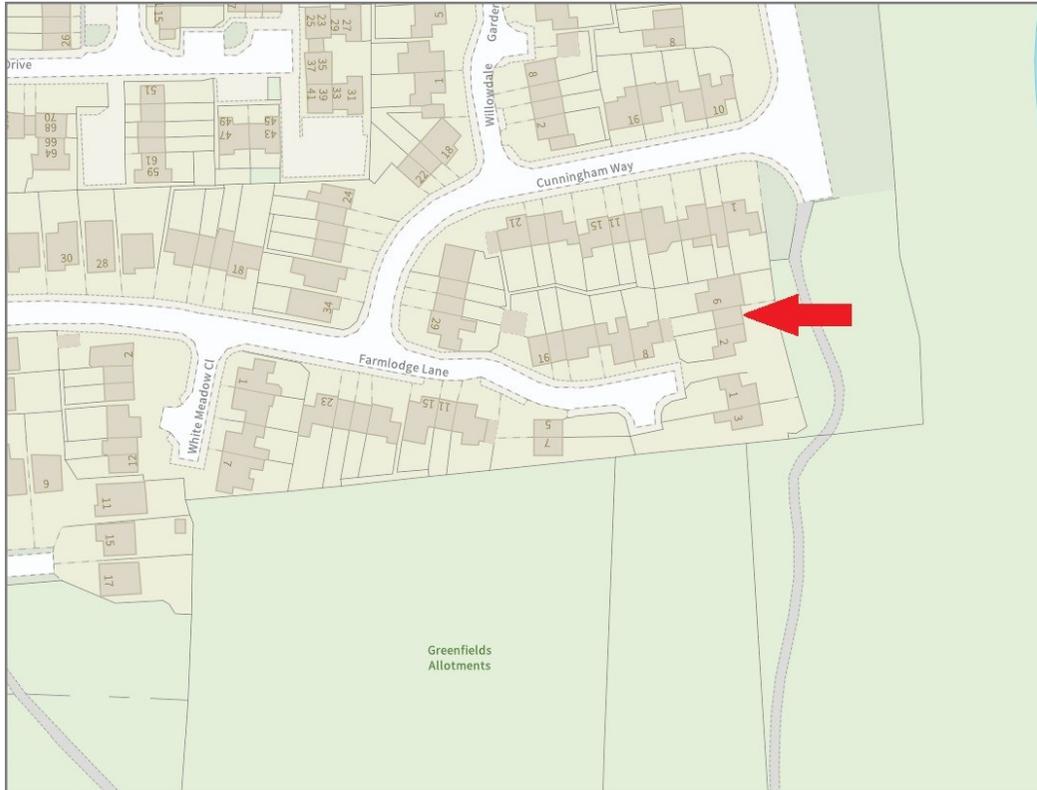
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **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.

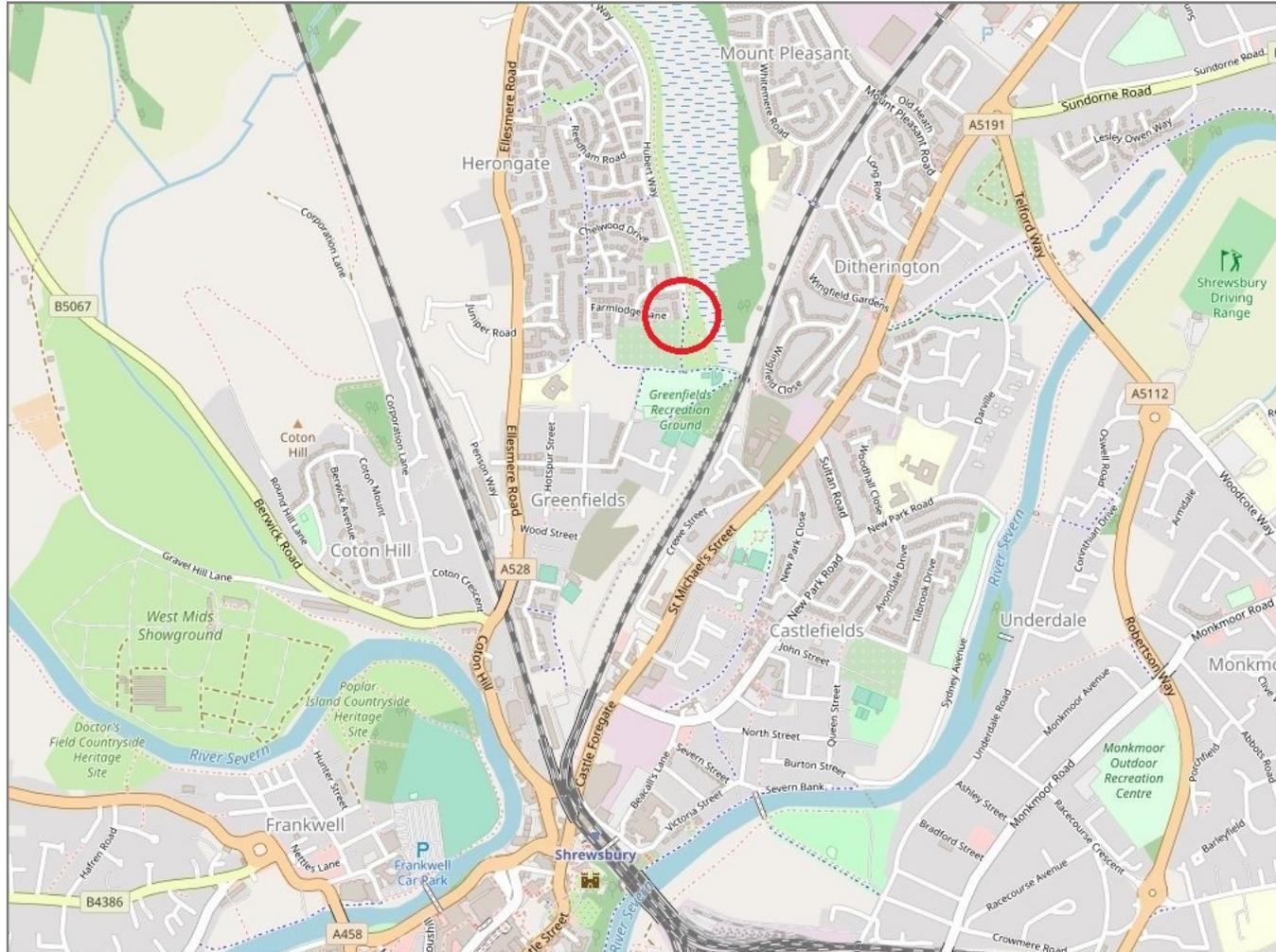
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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