



167 Whitchurch Road, Shrewsbury, SY1 4EU

3 bedroom semi-detached house — £240,000 Freehold

167 Whitchurch Road, Shrewsbury, SY1 4EU

£240,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

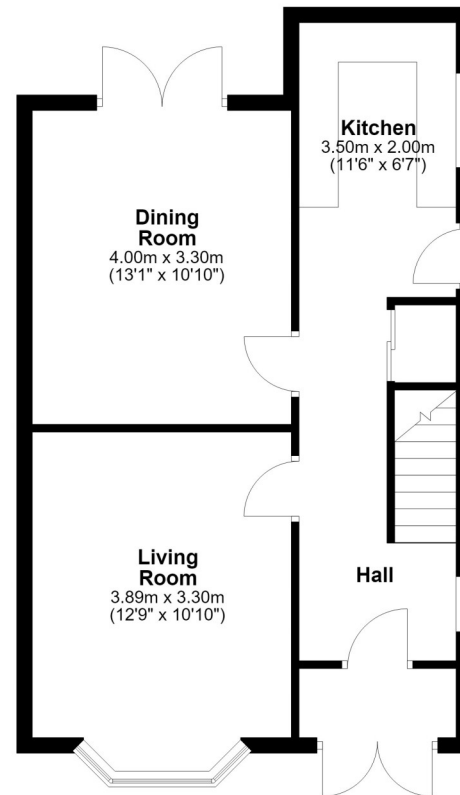
This traditional semi-detached house has been improved to provide well-presented accommodation, conveniently situated within a popular area of the town, with a private rear garden and ample driveway parking.

KEY FEATURES

- Good sized entrance hall with useful storage and staircase to landing
- Living room with a feature fireplace and bay window to front
- Separate dining room, also having a feature fireplace, with glazed doors onto the garden
- Re-fitted kitchen with a range of modern units, space for appliances, and access to side
- On the first floor are three bedrooms, a re-fitted family bathroom with shower, and WC
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with a paved terrace, large timber store, and gated access to side
- To the front of the property is a block-paved driveway providing parking for at least four cars
- A popular location, set back from the road, within a short distance of excellent amenities, local schools, road links, and less than two miles from the town centre

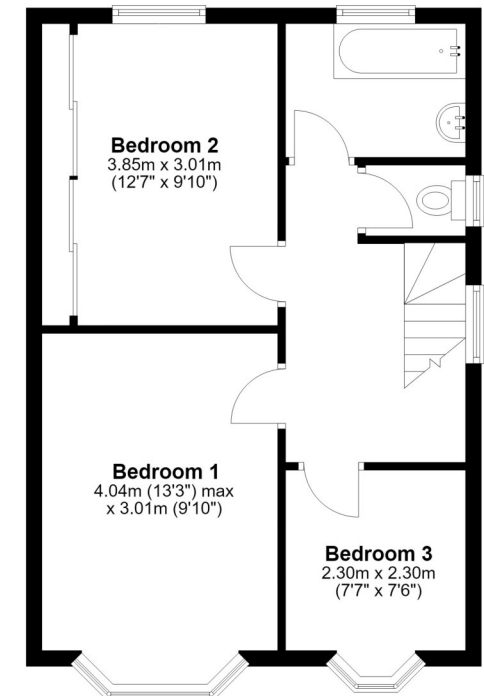
Ground Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 sq. feet)







Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



167 Whitchurch Road, Shrewsbury, SY1 4EU

£240,000 Freehold — 3 bedroom semi-detached 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.

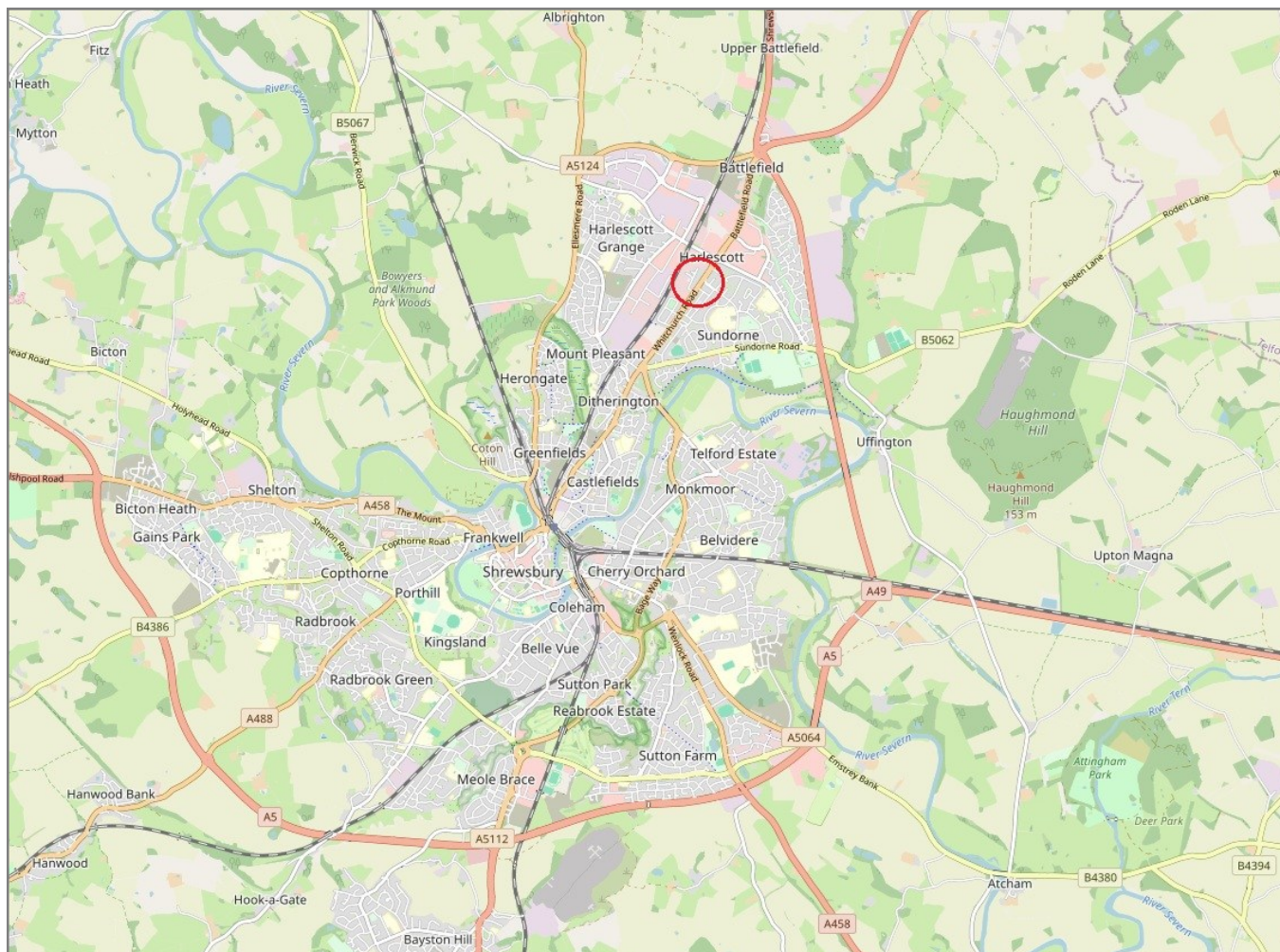
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

167 Whitchurch Road, Shrewsbury, SY1 4EU

Coopergreenpooks.co.uk

£240,000 Freehold — 3 bedroom semi-detached 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.