



9 Berwick Avenue, Coton Hill, Shrewsbury, SY1 2NT

3 bedroom semi-detached house — £275,000 Freehold

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Coopergreenpooks.co.uk

£275,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a fantastic plot within a popular residential area, just a short walk from the town centre, this beautifully presented semi-detached house has been renovated and significantly improved to provide well-designed accommodation, benefitting from an extensive gated driveway, private gardens, and detached single garage. The property previously suffered from movement and subsidence, so has now been underpinned and refurbished throughout with all necessary paperwork and documentation signed off.

KEY FEATURES

- Good-sized entrance hall with turning staircase to a light and spacious landing with useful airing cupboard
- Living room with feature fireplace, window to front, and double doors to the extended dining/garden room which opens onto the rear garden
- Separate re-fitted kitchen with a range of units, space for appliances, and access to the conservatory
- There is also a ground floor shower room which has also been recently re-fitted
- On the first floor are two double bedrooms and a generous single bedroom, with bedroom two having windows to two elevations
- uPVC double glazed windows and gas fired central heating via a new boiler and heating system
- Private gardens to the rear, side and front, comprising areas of lawn, paved terraces, planted borders and well-stocked raised beds
- Gated block paved driveway providing plenty of parking and access to the detached single garage
- A great location, just a short walk from the train station and town centre, as well as some lovely countryside and riverside walks
- This property has recently undergone significant renovation and improvement due to historic movement and subsidence. It has been underpinned, with one wall being completely re-built, as well as being modernised throughout with upgrades including a new kitchen and shower room, new boiler, heating system and radiators, full re-wire, replacement flooring and carpets, and re-decoration. All works have been done in accordance with building regulations and have the necessary documentation signed off
- Planning permission has been granted for a two-storey extension to the side, making the most of the plot, which incorporates an attached garage and would create three bedrooms and two bathrooms on the first floor - more information can be found the Shropshire Planning Portal using the reference 26/01461/FUL



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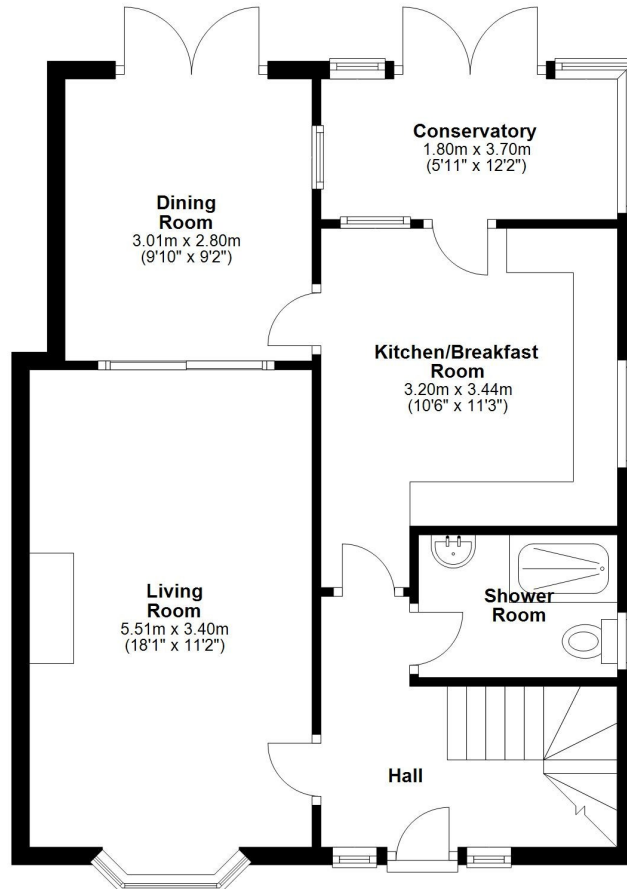
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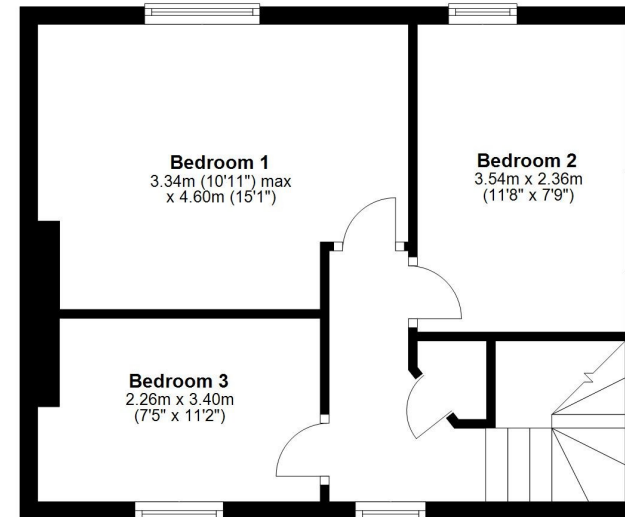
Ground Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)











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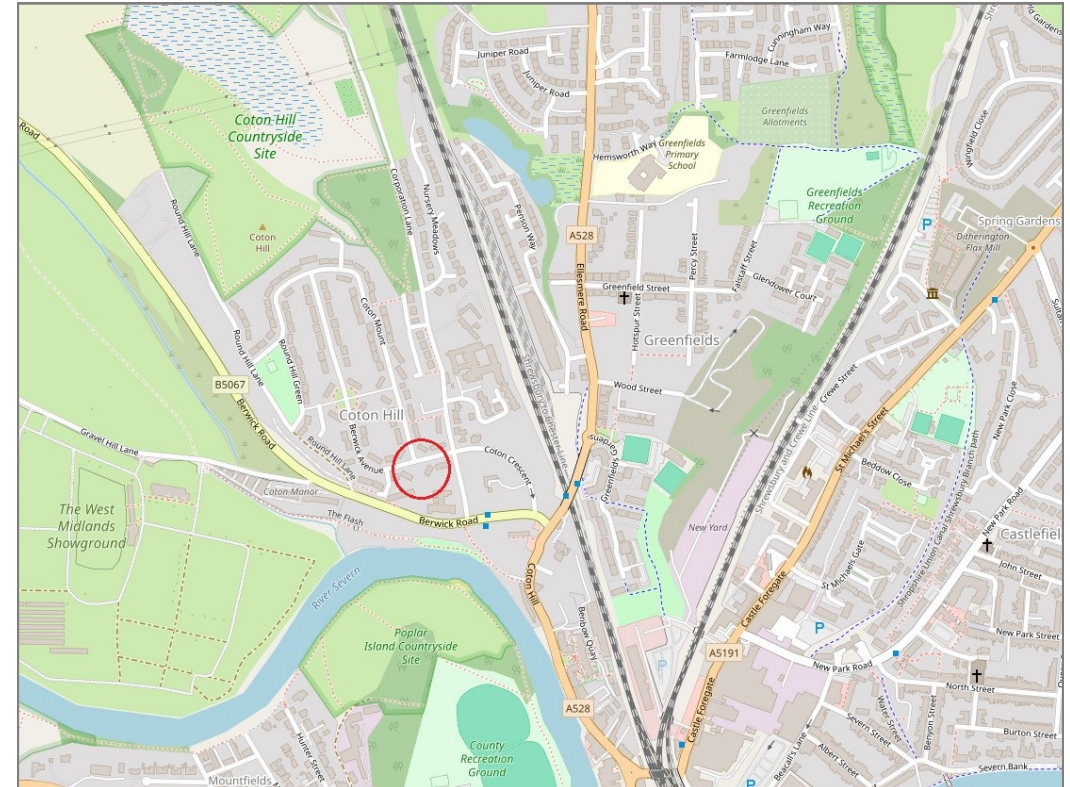
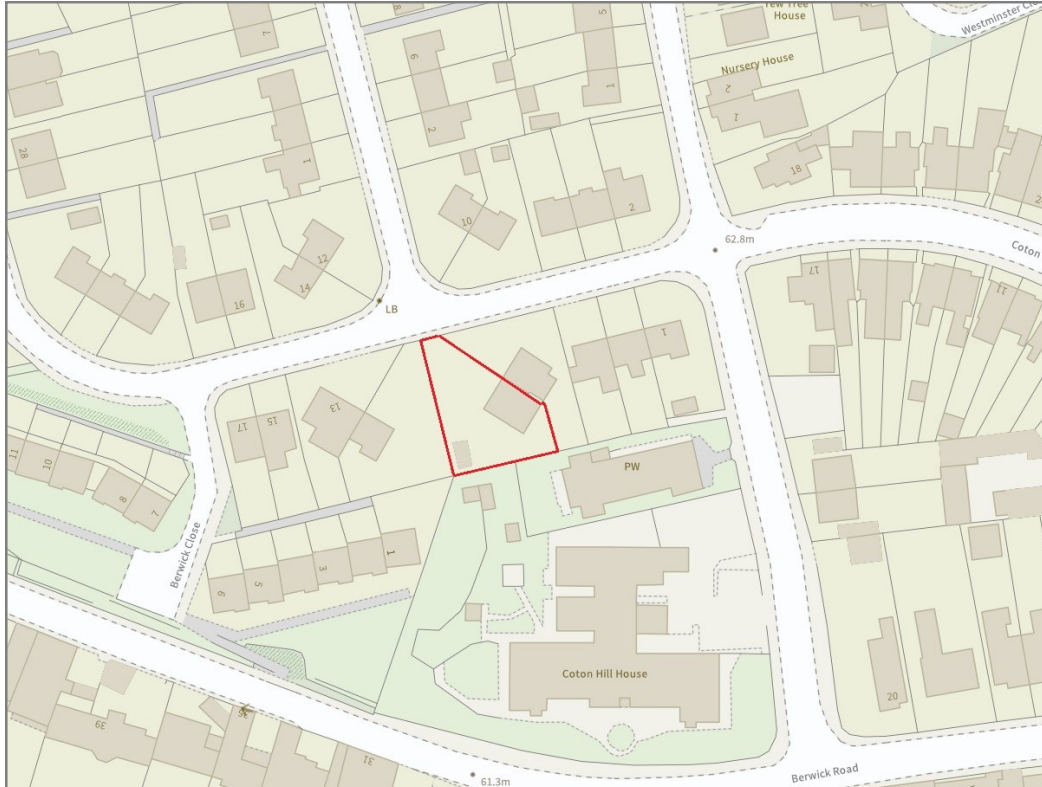
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BOUNDARIES NOT CONFIRMED

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



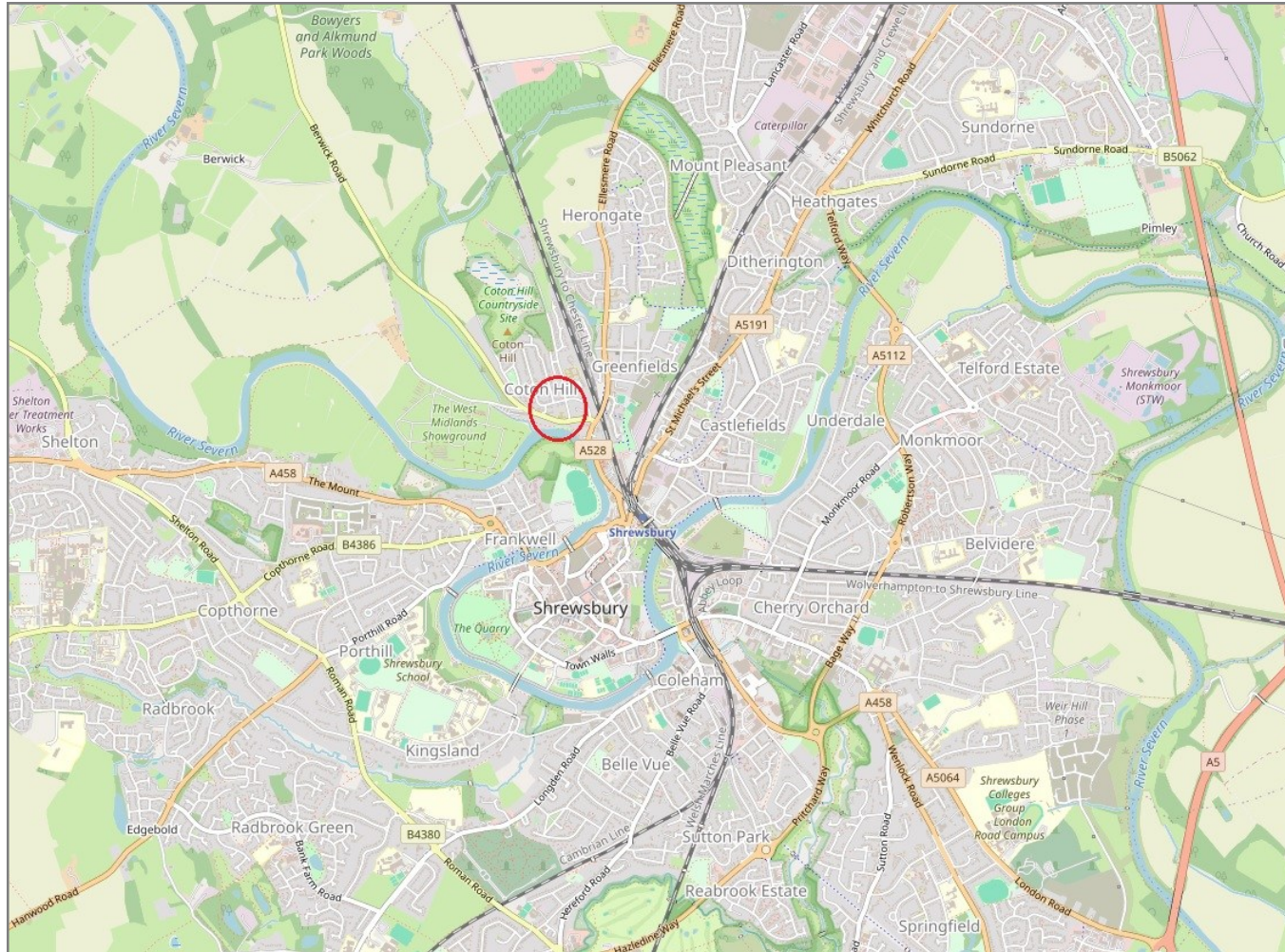
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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