



48 Stiperstones Court, Shrewsbury, Shropshire, SY2 6AL

1 bedroom second floor apartment — £175,000 Leasehold

48 Stiperstones Court, Shrewsbury, Shropshire, SY2 6AL

Coopergreenpooks.co.uk

£175,000 Leasehold—1 bedroom second floor apartment

Coopergreenpooks.co.uk/property/19923

A well-designed, purpose built second floor apartment offering spacious accommodation with Juliette balcony and views over the landscaped grounds, located in this fantastic Assisted Living development, which has been designed exclusively with the over 70's in mind, allowing you to carry on living independently with on-site care and a superb range of facilities.

KEY FEATURES

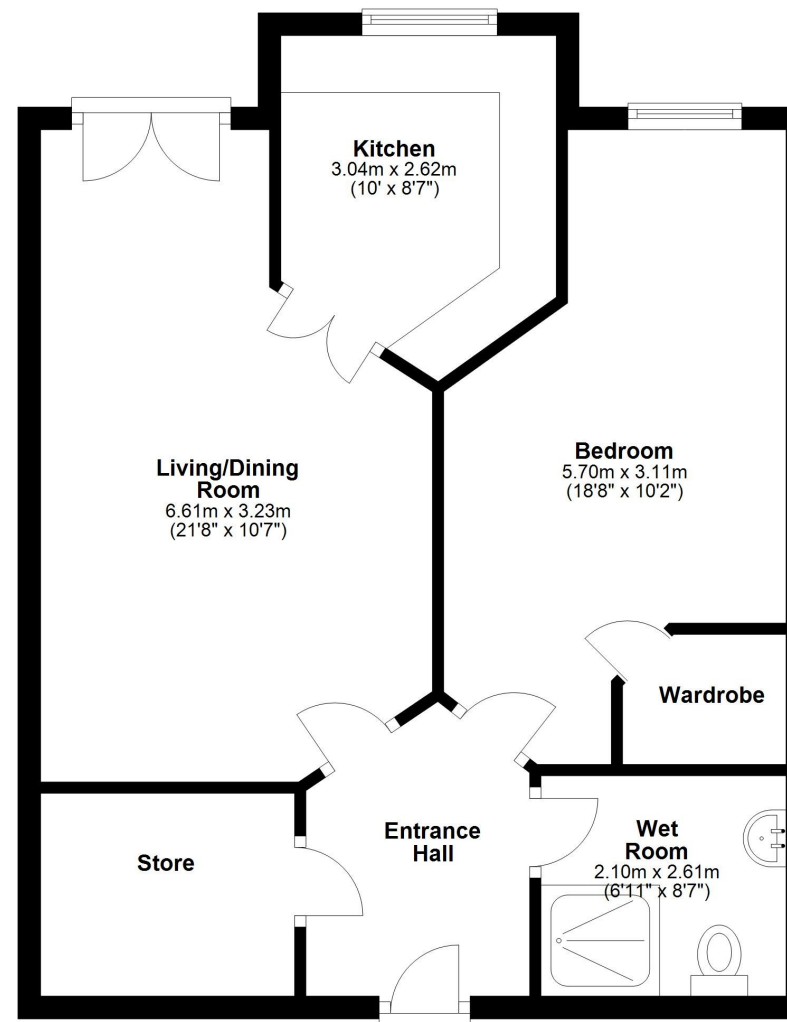
- Beautifully presented communal entrance hall
- Inner hallway with large store
- Living/dining room with Juliette balcony overlooking gardens
- Fitted kitchen with integrated appliances
- Electric heating and uPVC double glazing
- Fully equipped laundry
- Function room, guest suite and table service restaurant for residents
- Camera entry system for use with a standard TV
- Wheelchair and mobility scooter accessibility
- Lift to all floors
- Landscaped communal gardens and large paved terrace for residents to enjoy

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF



Second Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 51.9 sq. metres (559.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



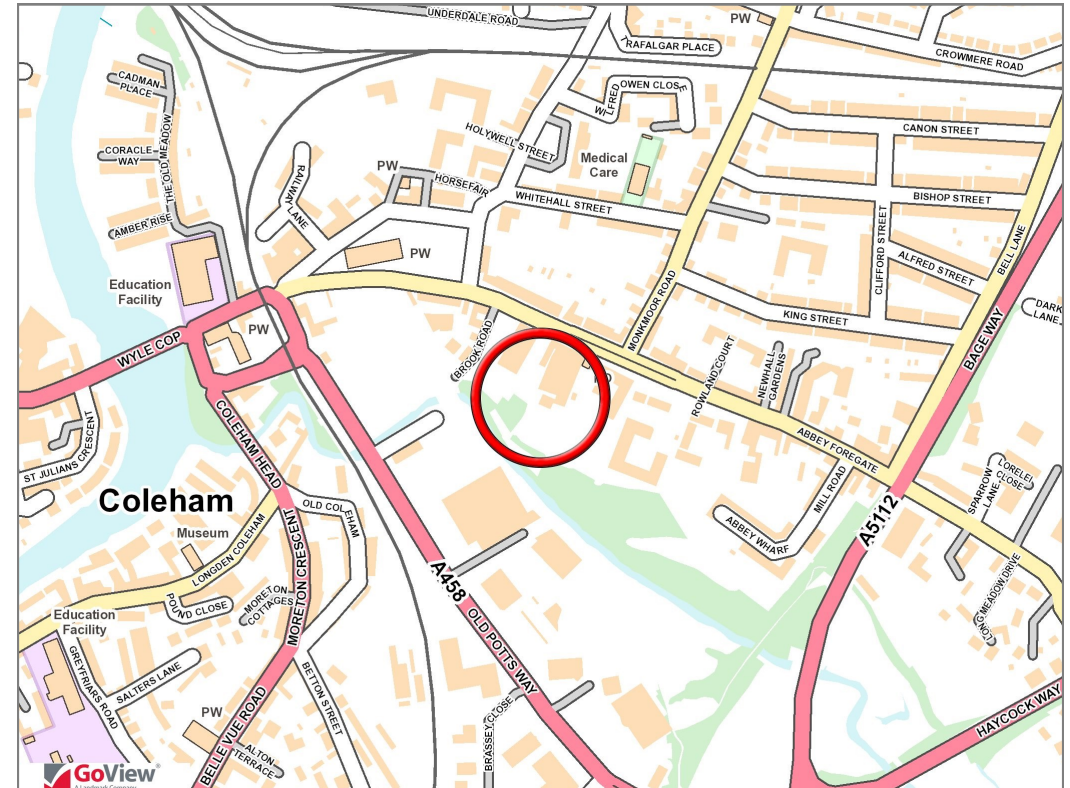
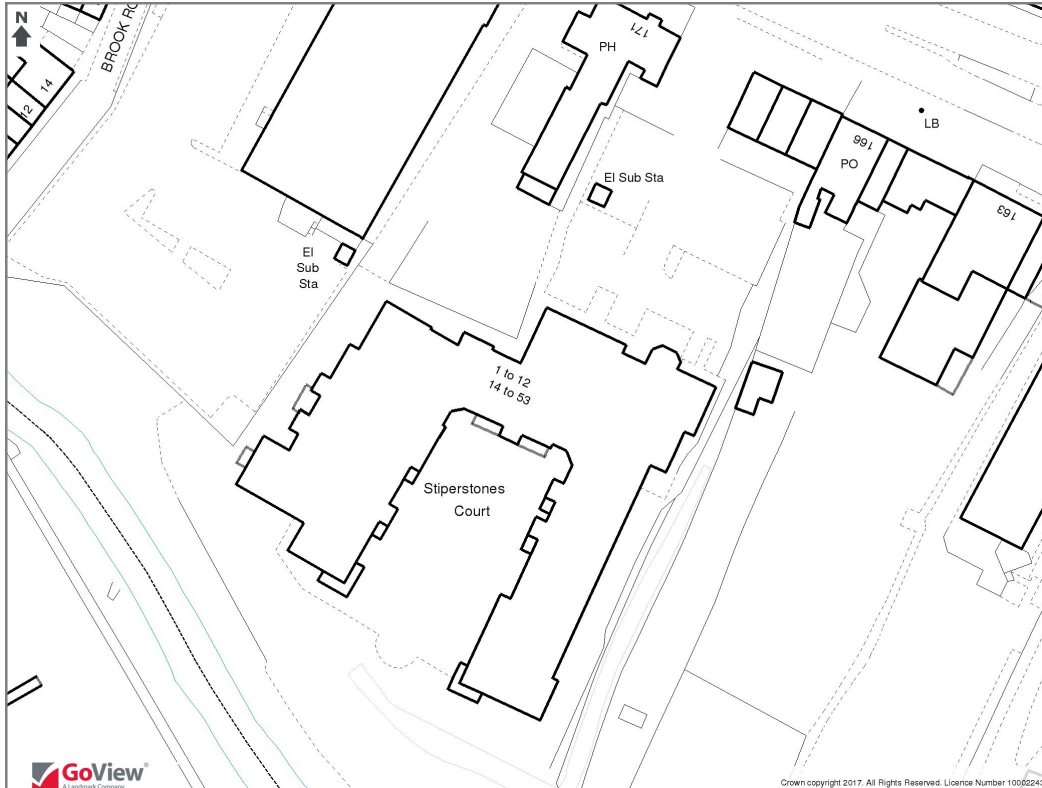




48 Stiperstones Court, Shrewsbury, Shropshire, SY2 6AL

£175,000 Leasehold—1 bedroom second floor apartment

Coopergreenpooks.co.uk/property/19923



Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC	Band B
Services	Mains water, electricity and drainage are connected with electric heating

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



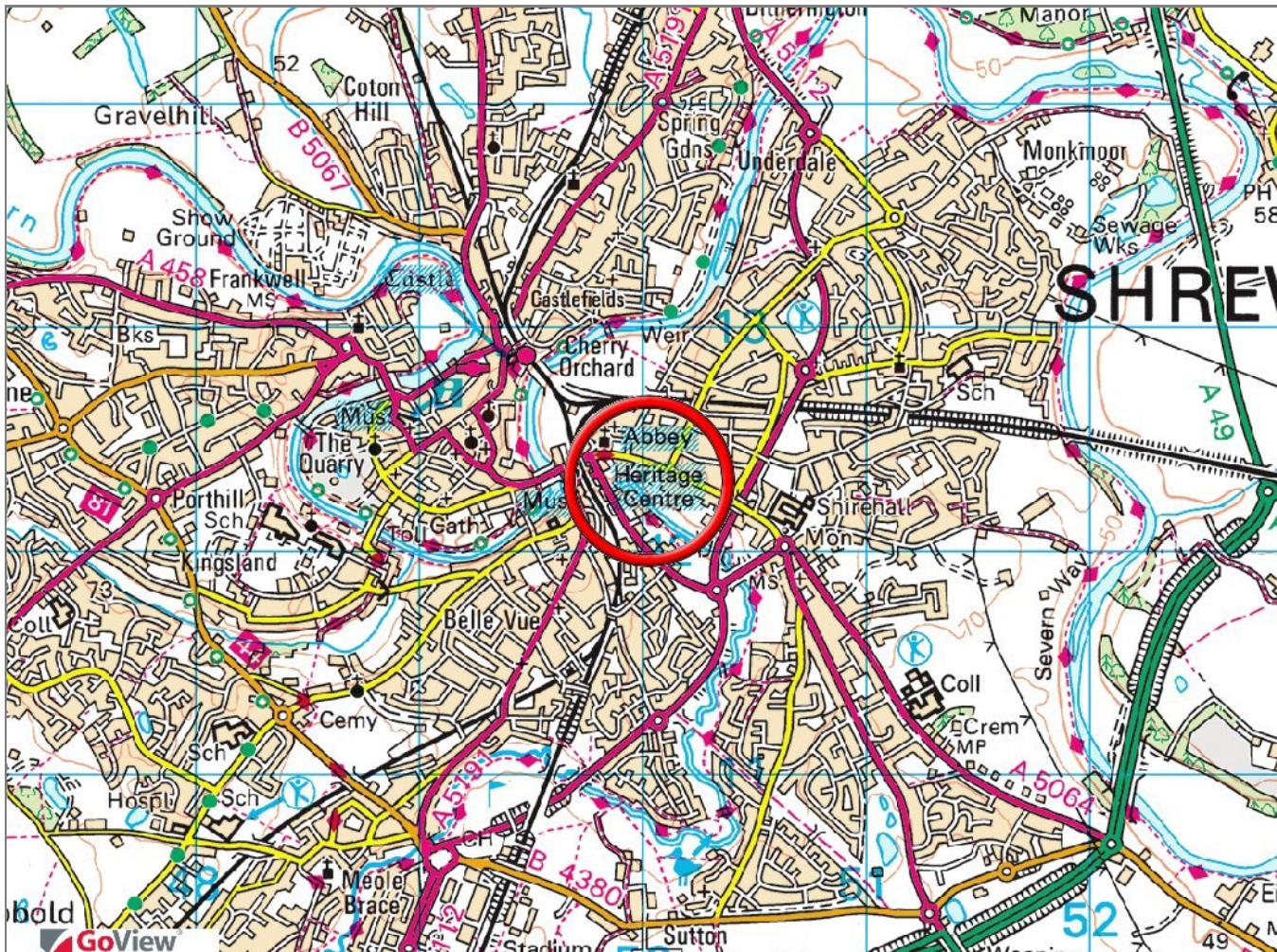
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

48 Stiperstones Court, Shrewsbury, Shropshire, SY2 6AL

Coopergreenpooks.co.uk

£175,000 Leasehold—1 bedroom second floor apartment

Coopergreenpooks.co.uk/property/19923



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC

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.