



12 Park Avenue, Shawbury, Shrewsbury, SY4 4JZ

3 bedroom terraced house — £220,000 Freehold

£220,000 Freehold — 3 bedroom terraced house

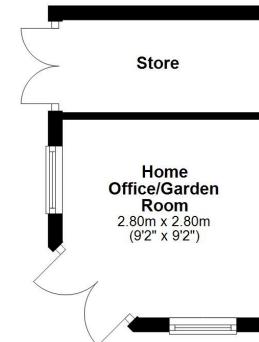
sales@cgpooks.co.uk

Occupying a lovely position within a quiet cul-de-sac, with views towards the park, this neatly presented terraced house offers well-proportioned accommodation throughout, while benefitting from a private rear garden, purpose-built home office/garden room, and extensive driveway parking.

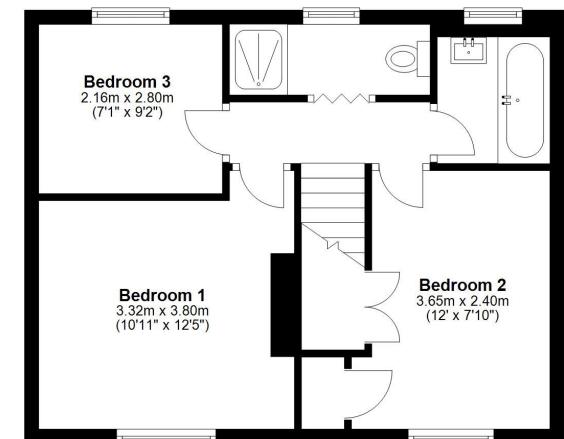
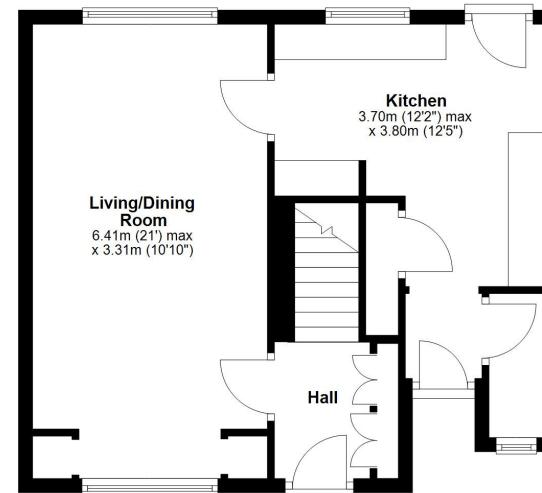
KEY FEATURES

- Entrance hall with useful built-in storage and staircase to landing
- Good sized open plan living/dining room with wood effect flooring, window to rear and feature bay to the front with window seat
- L-shaped kitchen, complete with a range of fitted units, access to the rear garden, pantry, and hallway which has a door to the front and further useful storage
- On the first floor are three bedrooms, a modern bathroom and separate shower room with WC. Bedroom one has a lovely open outlook to the front offering views towards the park and church, and the second bedroom has a well-designed bed with storage and additional built-in cupboards
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace and a brilliant purpose-built timber cabin creating the perfect space for a home office/garden room, as well as having a useful separate store to the rear
- To the front of the property is an extensive driveway providing parking for up to six cars
- A great location within a quiet cul-de-sac, a short walk from the centre of the village where there is a fantastic selection of amenities, including supermarket, GP surgery, takeaways, and primary school. Shrewsbury is also just 5 miles away and about a 15-minute drive to the centre of town

Ground Floor
Approx. 55.1 sq. metres (592.7 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 sq. feet)









12 Park Avenue, Shawbury, Shrewsbury, SY4 4JZ

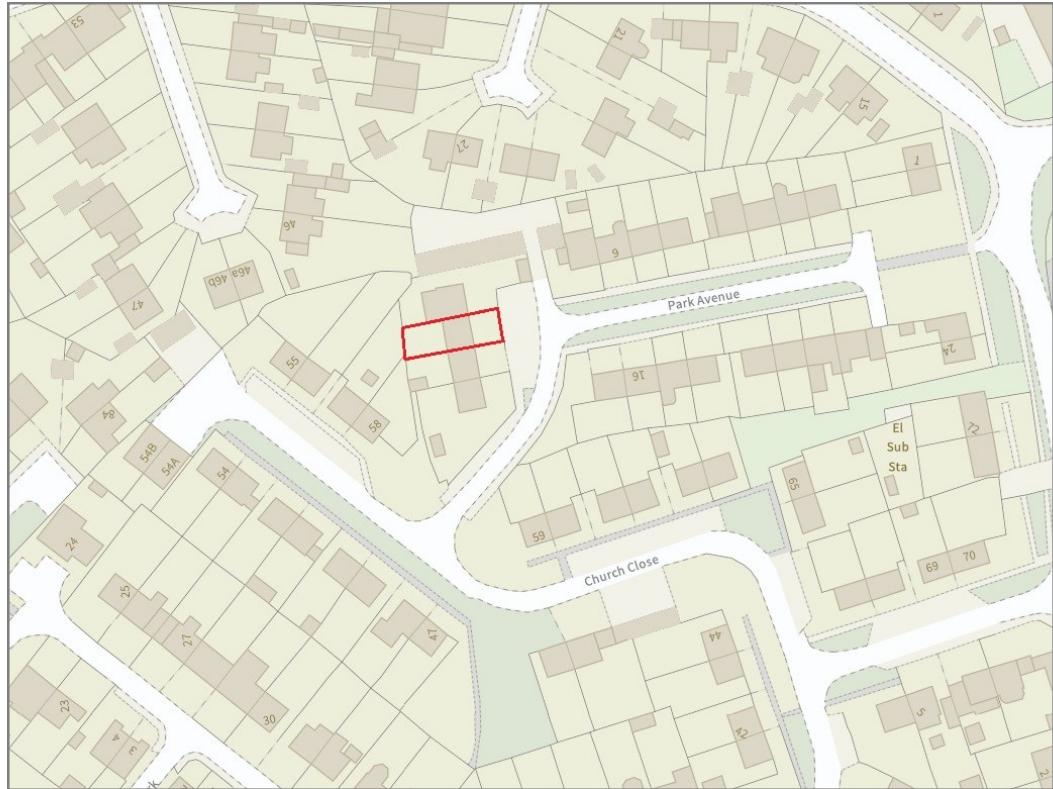
£220,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

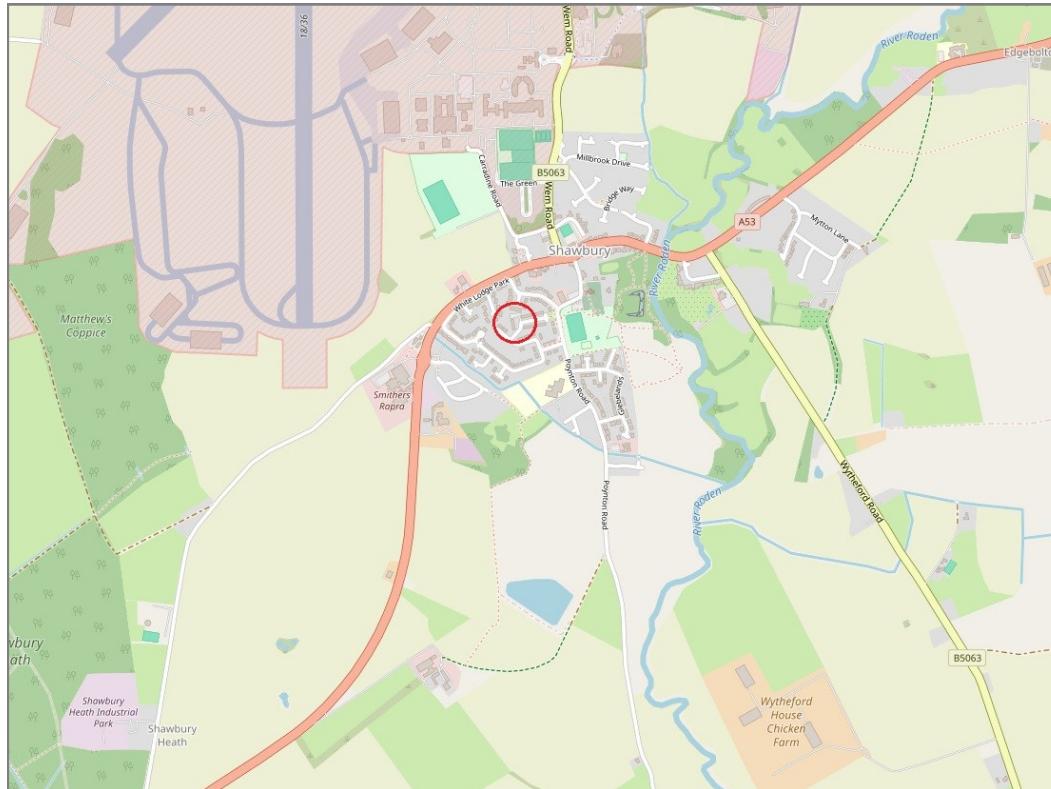
rightmove 

 **OnTheMarket.com**

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band A
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



Your home may be repossessed if you do not keep up repayments on your mortgage.

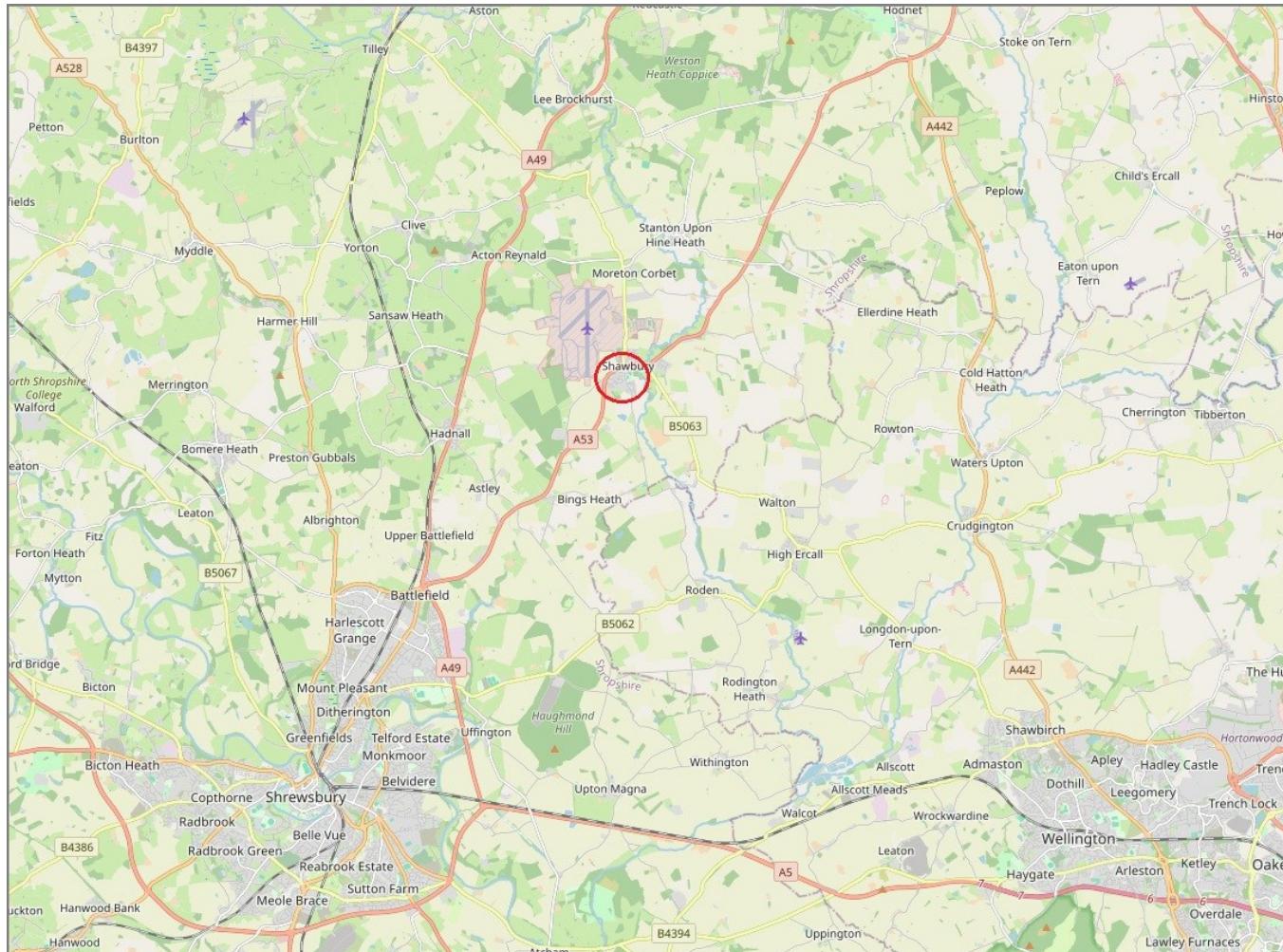
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

12 Park Avenue, Shawbury, Shrewsbury, SY4 4JZ

Coopergreenpooks.co.uk

£220,000 Freehold — 3 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.