



1 Picton Drive, Preston Street, Shrewsbury, SY2 5WP

3 bedroom semi-detached house — £290,000 Freehold

1 Picton Drive, Preston Street, Shrewsbury, SY2 5WP

Coopergreenpooks.co.uk

£290,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

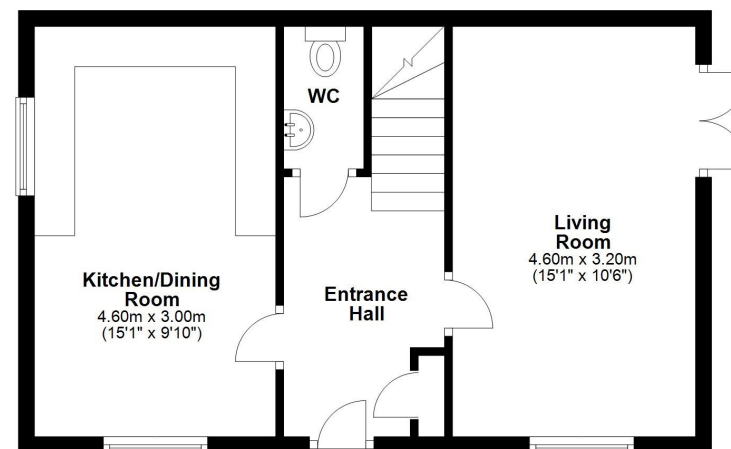
A very attractive and well-designed, modern semi-detached house with a stylish and upgraded interior along with a private walled rear garden and driveway.

KEY FEATURES

- Good sized entrance hall with useful storage and cloakroom
- Impressive open plan kitchen/dining room, complete with integrated AEG appliances, under counter and skirting lighting as well as windows to two elevations
- Living room with glazed double doors opening to the garden and window to front
- Turning staircase leading to spacious landing with built in storage
- Master bedroom and en-suite shower room
- Two further bedrooms and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to lawn with paved and gravelled terraces, planted borders and timber store
- Driveway to rear providing parking for two cars
- The property has been significantly upgraded from standard and features include; kitchen flooring and lighting, fully tiled bathrooms, fitted blinds and garden landscaping
- A lovely location within this popular modern development, a short distance from excellent primary and secondary schools, road links via the bypass and less than two miles from the town centre

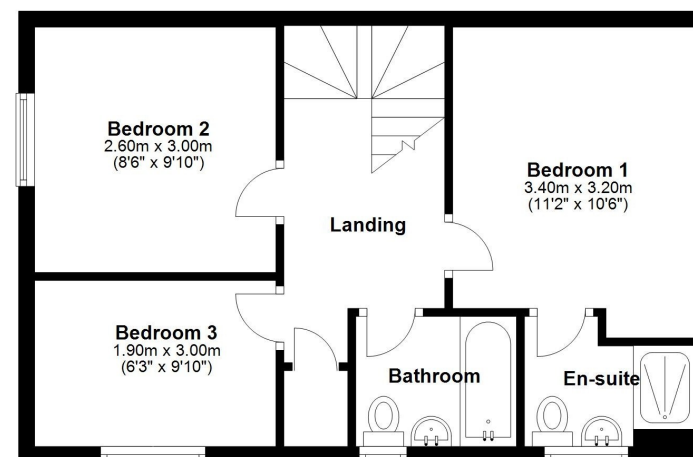
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 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.







1 Picton Drive, Preston Street, Shrewsbury, SY2 5WP

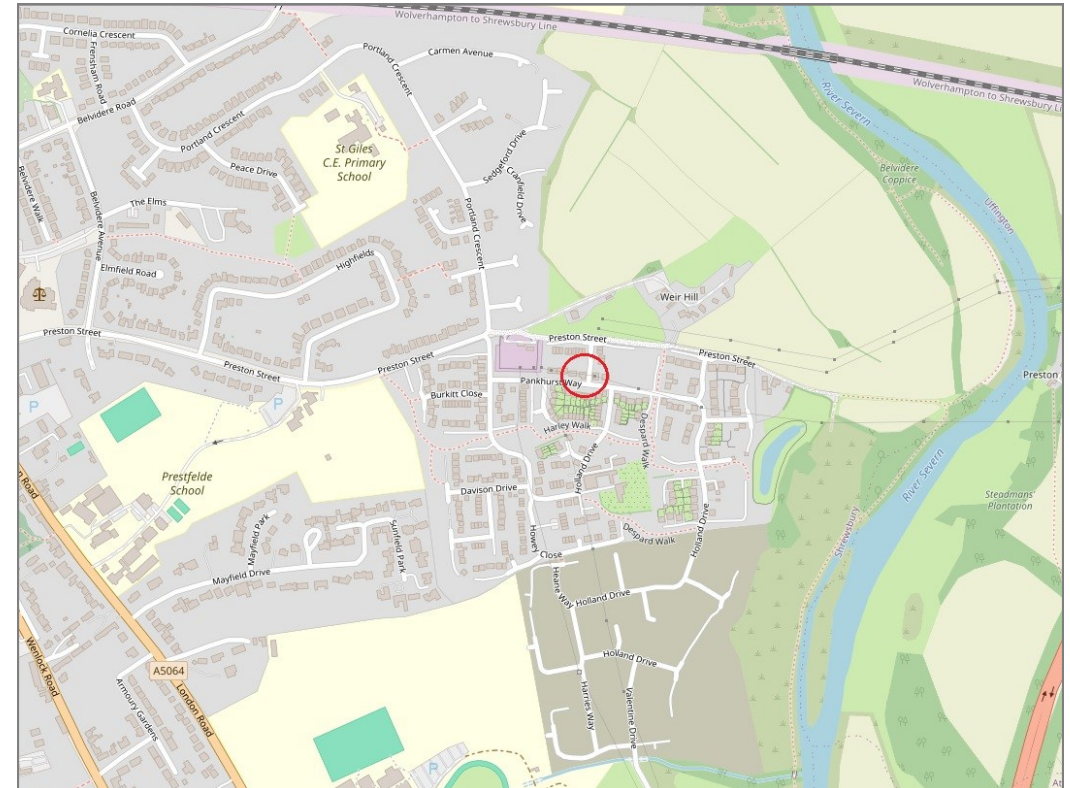
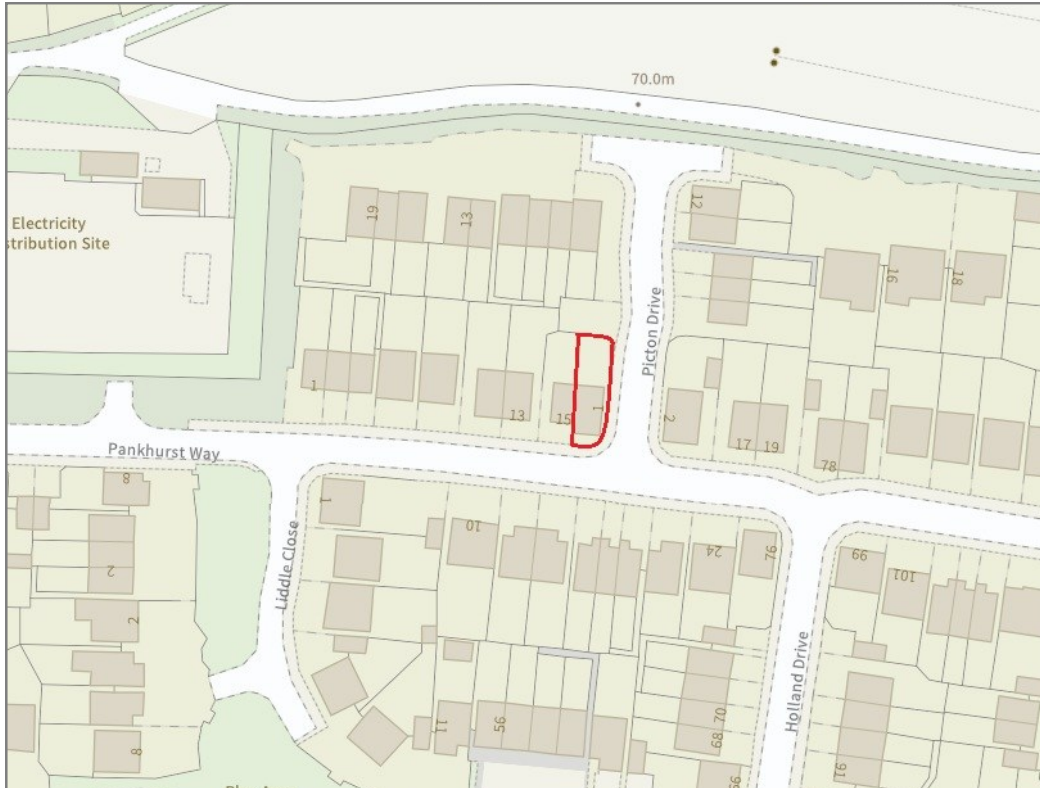
£290,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
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.

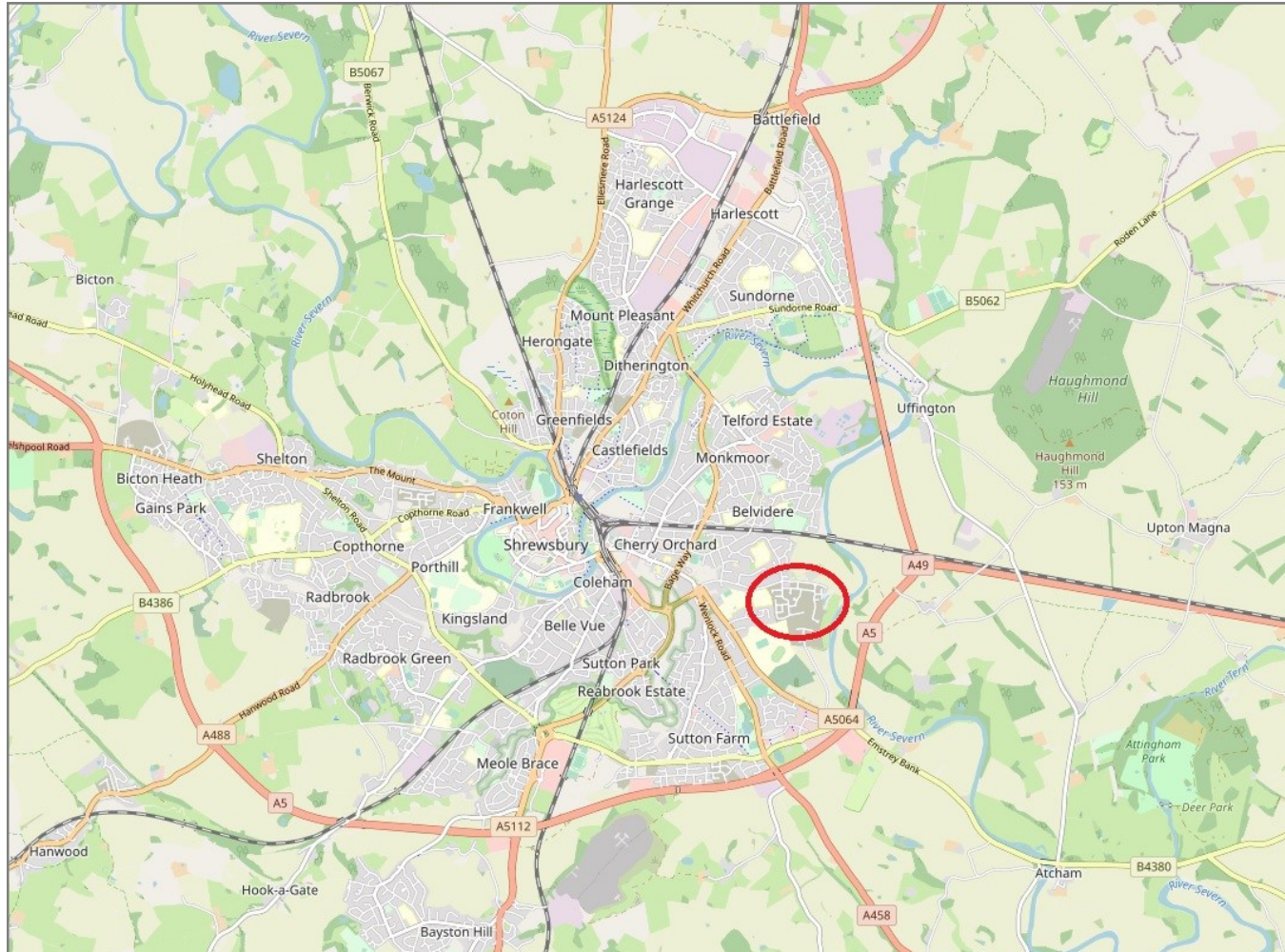
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

1 Picton Drive, Preston Street, Shrewsbury, SY2 5WP

Coopergreenpooks.co.uk

£290,000 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.