



1 Dymond Drive, The Spinney, Shrewsbury, SY2 6FY

3 bedroom semi-detached house — £280,000 Freehold

1 Dymond Drive, The Spinney, Shrewsbury, SY2 6FY

Coopergreenpooks.co.uk

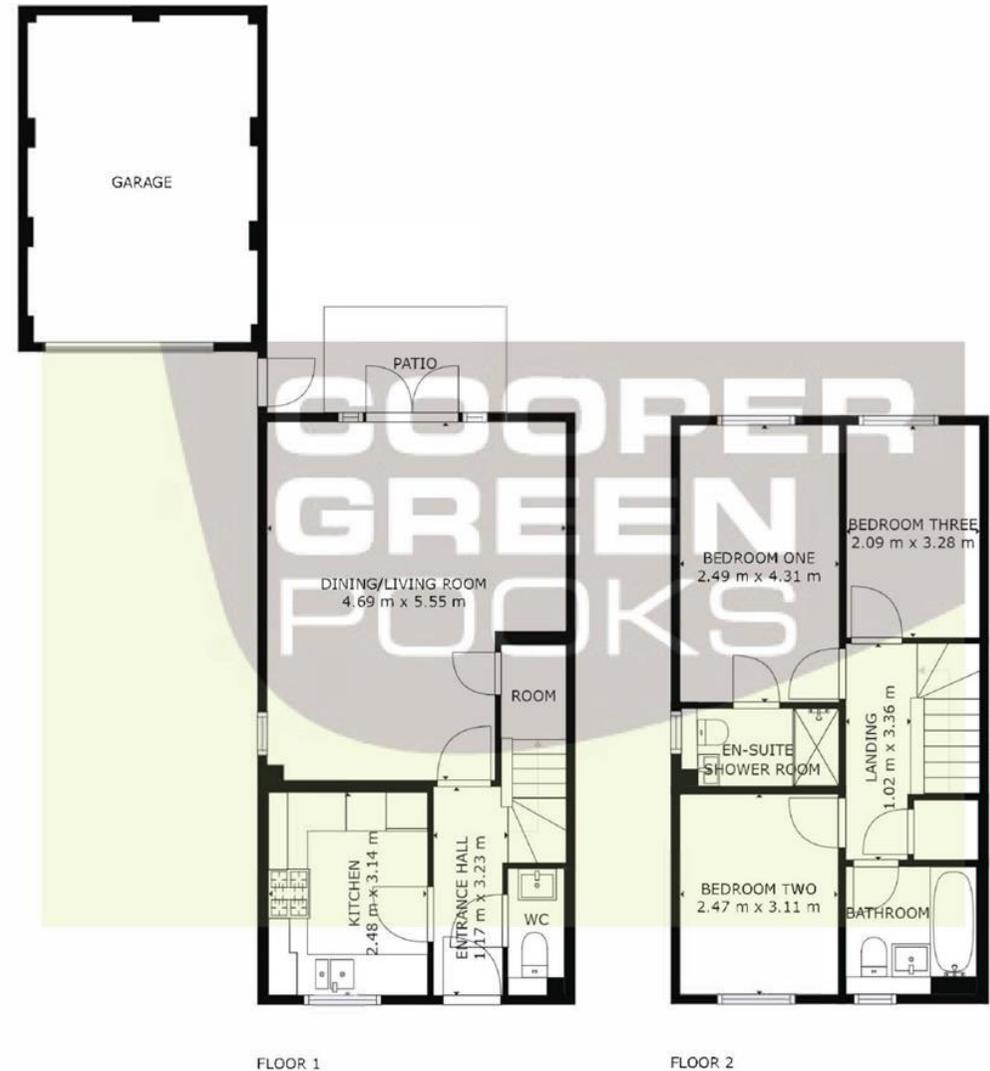
£280,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

A well designed and stylish modern semi-detached house with an immaculate interior, adjoining driveway and garage.

KEY FEATURES

- Covered entrance to hall with cloakroom and doors to both living area and kitchen.
- Large open plan living/dining room with walk in store, window to side and glazed double doors to rear patio and garden.
- Separate well fitted kitchen with an extensive range of units, integrated appliances and wood effect flooring.
- Staircase from hall to the first floor landing where there are 3 bedrooms and a family bathroom. The main bedroom also has an en suite shower room.
- uPVC double glazed windows and gas fire central heating.
- Driveway along the side of the property providing parking for 2 cars and access to the single garage.
- Private rear garden which is lawned with a paved patio.
- Quiet cul de sac position on a popular new development, close to good retail parks, Bannatynes Heath and fitness club, Shrewsbury town football club and Meole Brace golf course. The property is also just a few minutes drive from the bypass and under 10 minutes to the town centre.
- No onward chain.



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m²
TOTAL: 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







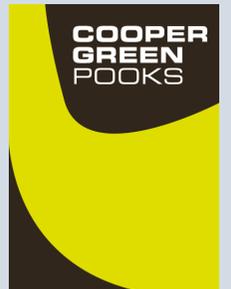
rightmove 

 **RICS**
Regulated by RICS

 onTheMarket.com

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



1 Dymond Drive, The Spinney, Shrewsbury, SY2 6FY

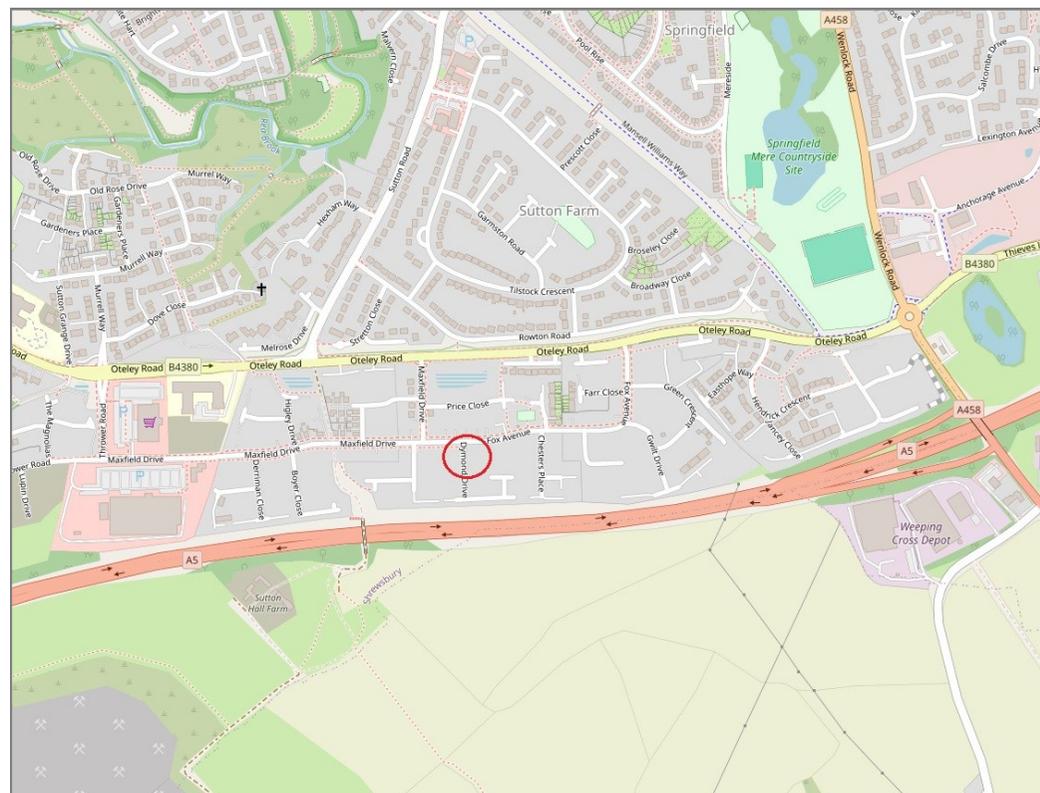
£280,000 Freehold — 3 bedroom semi-detached house

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.

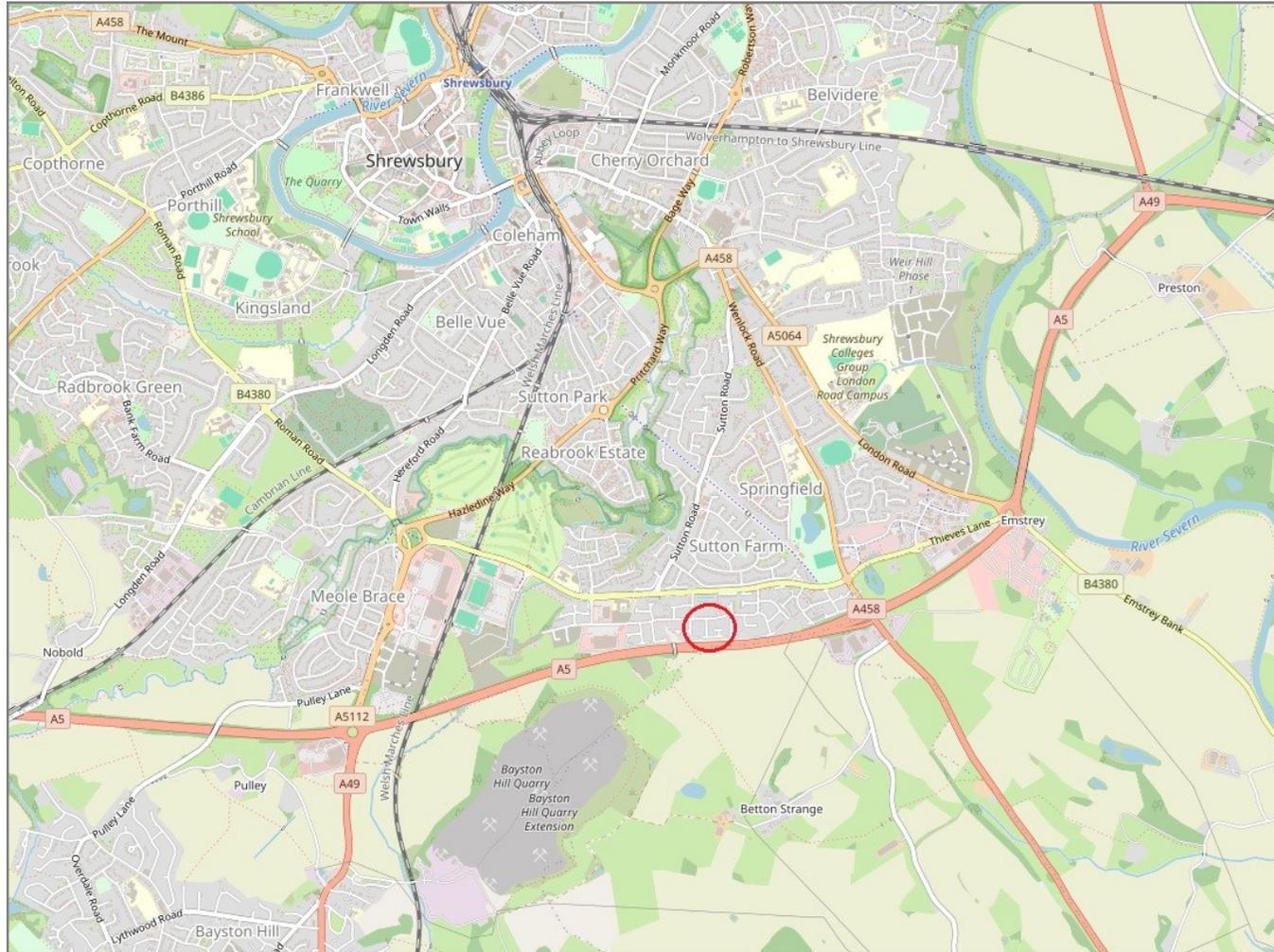
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

1 Dymond Drive, The Spinney, Shrewsbury, SY2 6FY

Coopergreenpooks.co.uk

£280,000 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.