



2 Coalport Drive, Shrewsbury SY2 6HF

3 bedroom semi-detached house — £300,000 Freehold

2 Coalport Drive, Shrewsbury SY2 6HF

Coopergreenpooks.co.uk

£300,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

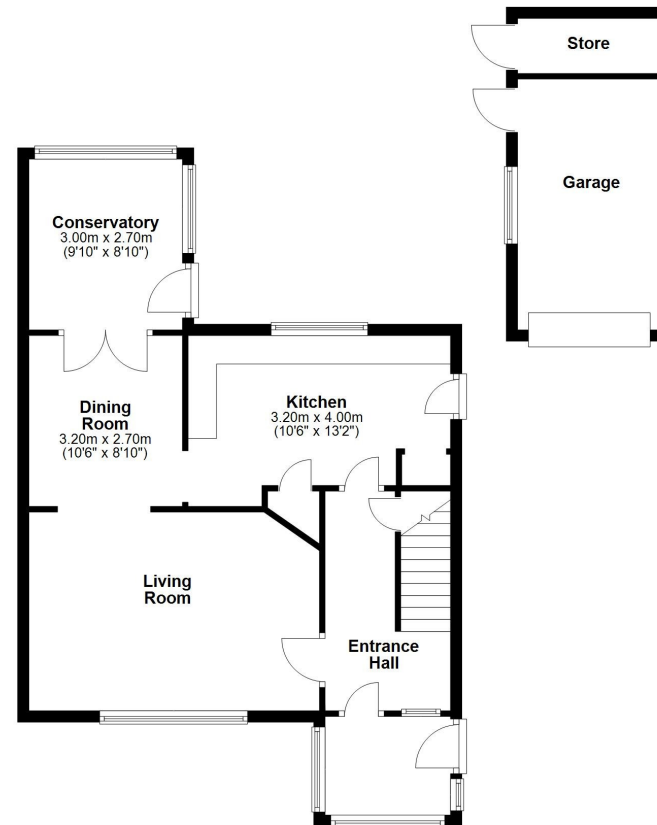
This beautifully presented larger style semi-detached house has been improved to provide spacious and practical accommodation, finished to a good standard throughout. The property occupies a quiet cul-de-sac position within a popular residential area, a short distance from Sutton Farm's excellent amenities, road links via the bypass and less than two miles from the town centre.

KEY FEATURES

- Entrance porch opening to a good-sized entrance hallway with under stairs storage
- Lovely living room with large window to front
- Separate dining room with glazed doors onto the conservatory
- Re-fitted kitchen with integral double oven, space for appliances, useful pantry and access to side
- Three generous bedrooms and a re-fitted shower room on the first floor
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved sun terrace
- Driveway to front providing plenty of parking and a detached single garage which has additional storage
- This property has been recently improved, with upgrades including a new heating system, re-fitted kitchen and shower room, as well as decoration and general maintenance throughout. In addition to this, within the last 12 months the vendors have replaced the garage roof, porch roof, insulated the conservatory roof, and have installed a new boiler.

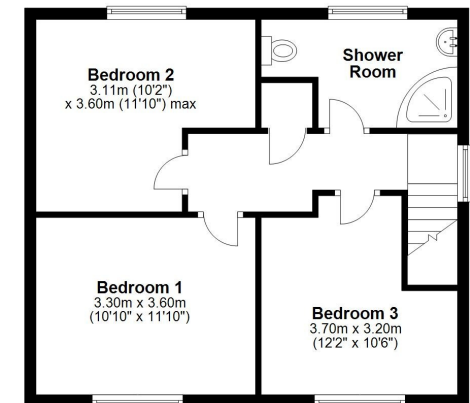
Ground Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



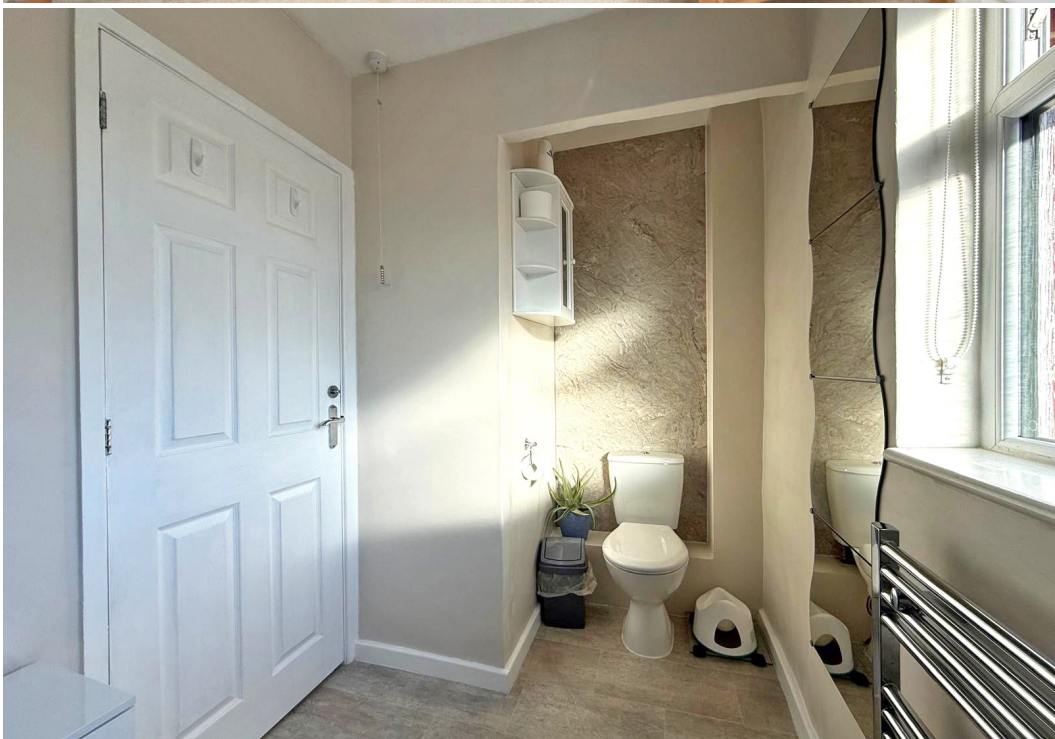
First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 128.3 sq. metres (1381.0 sq. feet)







2 Coalport Drive, Shrewsbury SY2 6HF

£300,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

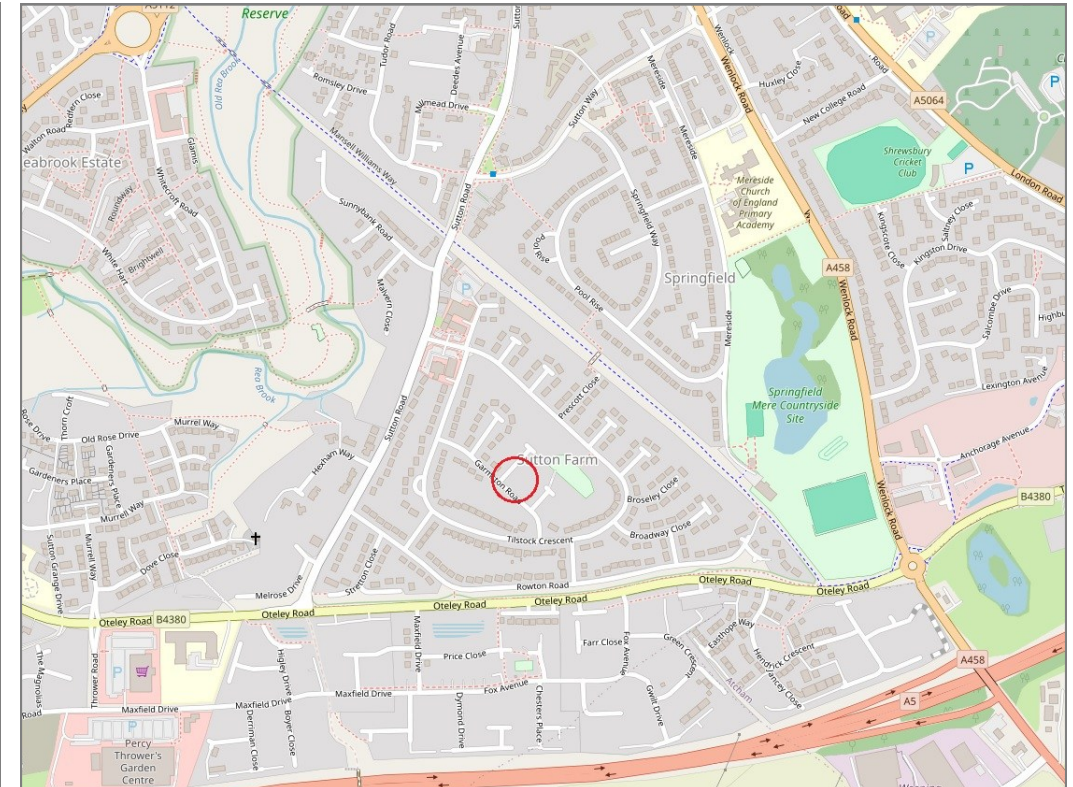
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



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

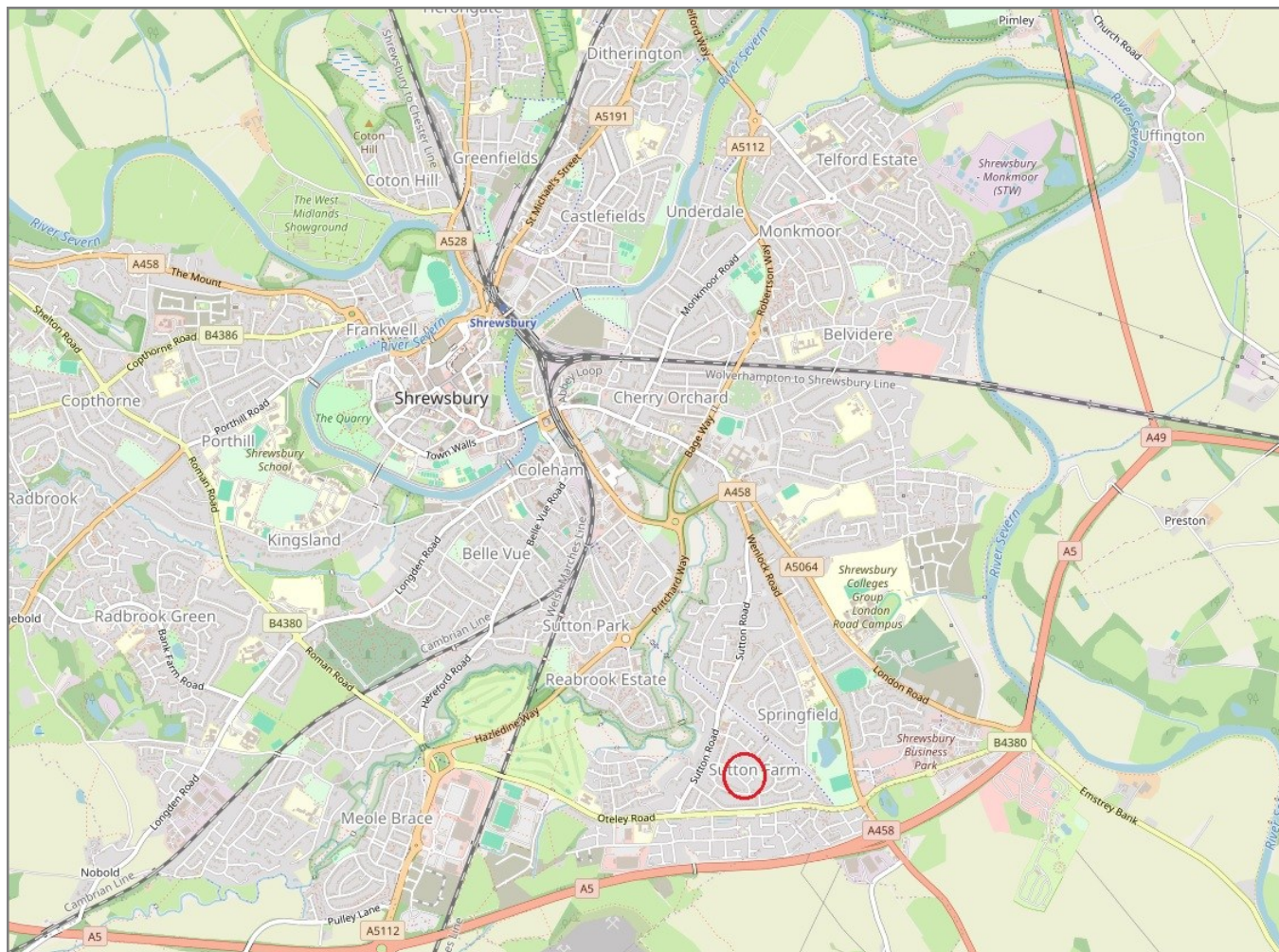
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Coalport Drive, Shrewsbury SY2 6HF

Coopergreenpooks.co.uk

£300,000 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.