



**14 Warrenby Close, Shrewsbury, SY1 2UL**

1 bedroom ground floor apartment — £125,000 Leasehold

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Coopergreenpooks.co.uk

£125,000 Leasehold—1 bedroom ground floor apartment

sales@cgpooks.co.uk

Occupying a fantastic position with an attractive private garden, this beautifully presented ground floor apartment has been significantly improved to provide well-designed accommodation throughout, while being situated within a short walk of the River Severn and town centre, and benefitting from allocated parking.

### KEY FEATURES

- Private front door and good-sized entrance hall with useful storage and feature wall panelling
- Lovely open plan kitchen/living/dining room with windows to two elevations and glazed door to the rear garden
- A range of well-fitted units to the kitchen, with space for appliances
- Double bedroom with a built-in wardrobe, and separate well-appointed bathroom with heated towel rail
- uPVC double glazed windows and electric heating—the boiler and electric heaters were replaced within the last 12 months
- Attractive private rear garden, laid to lawn with paved and decked terraces, a selection of plants and trees, and useful timber garden store. New fencing and a decking are in the process of being installed
- Private allocated parking
- A fantastic location within a quiet residential area, close to lovely riverside walks, various amenities, the train station, and town centre
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Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



### Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 37.1 sq. metres (399.2 sq. feet)







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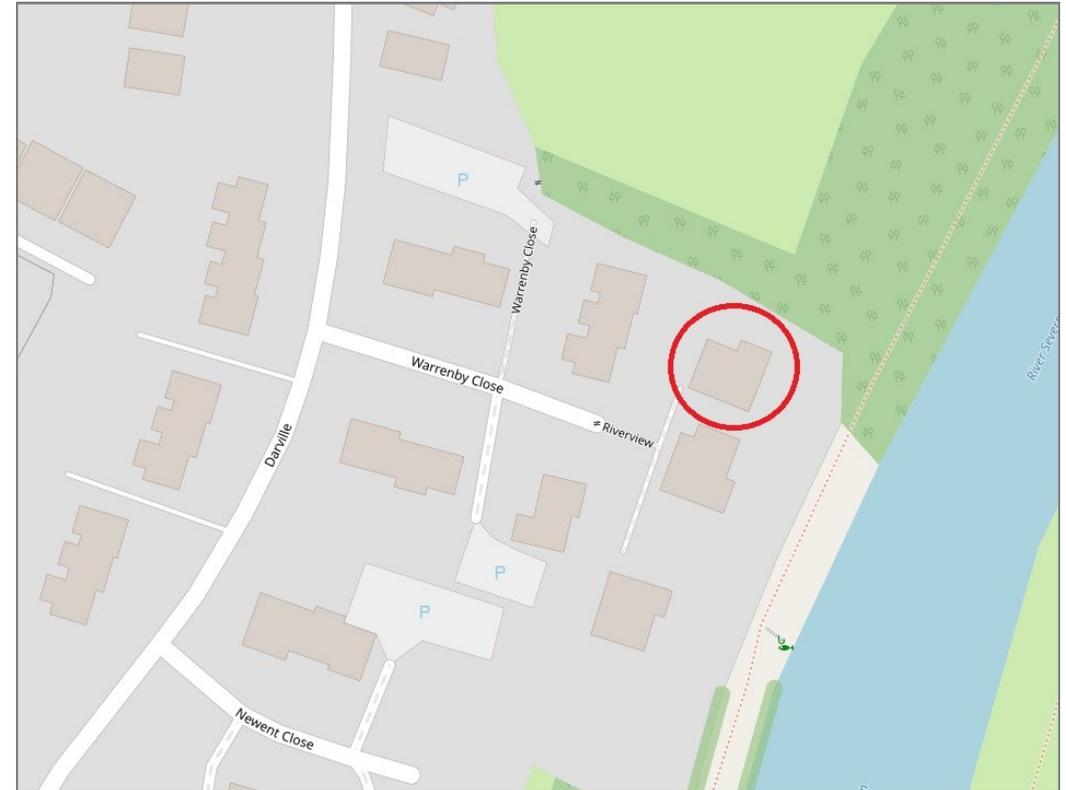
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**BOUNDARIES NOT CONFIRMED**

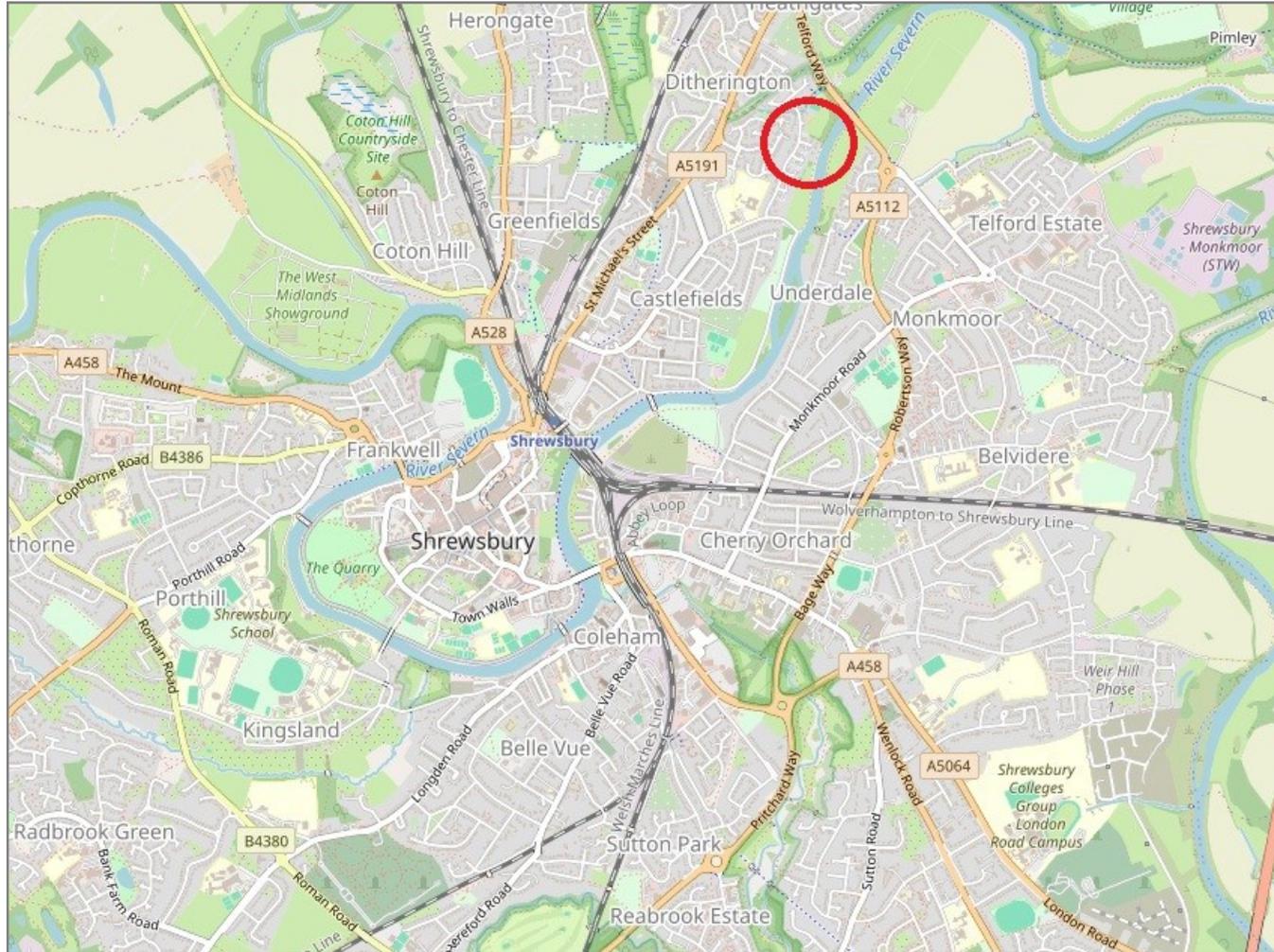
Tenure	<b>Leasehold</b>
Lease Length	<b>125 years from 2021</b>
Ground Rent	<b>£80 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band C</b>
Services	<b>Mains water, electricity and drainage are connected with electric storage heaters</b>

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