



**65 Ellesmere Road, Shrewsbury, SY1 2QR**

2 bedroom terraced house — £215,000 Freehold

# 65 Ellesmere Road, Shrewsbury, SY1 2QR

£215,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

This traditional terraced house of character provides practical and well-designed accommodation over three floors. The property is located within a very popular residential area, just a 10 minute walk from the train station and town centre, while also benefiting from a private rear garden, pleasant outlook and off street parking.

## KEY FEATURES

- Good sized open plan reception rooms with windows to two elevations
- Fitted kitchen with integrated oven, space for appliances and access to garden
- Master bedroom with built in wardrobes
- A further bedroom and large family bathroom with separate shower on the first floor
- Converted loft room with walk in cupboard and velux roof light, creating a versatile space and could be used as a home office or additional bedroom if required
- Private rear garden with a lovely outlook over the conservation area, laid to lawn with paved and decked terraces, and a purpose built bar/garden room which has power and lighting
- Off street parking at the rear of the terrace

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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

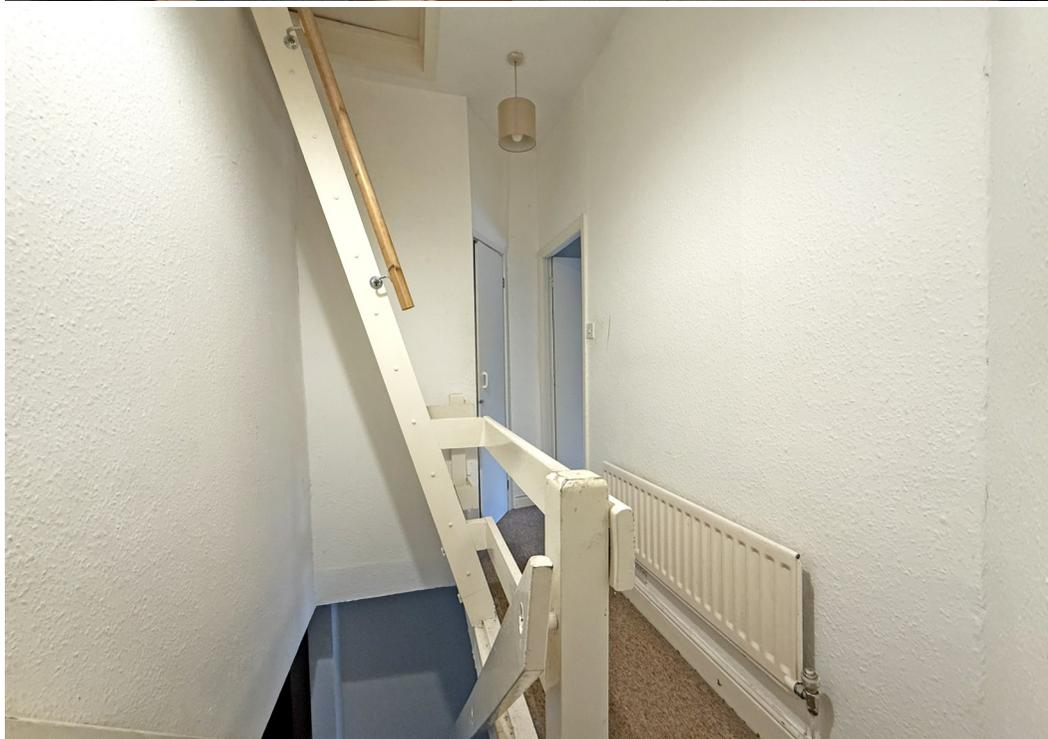


Coopergreenpooks.co.uk



Total area: approx. 77.0 sq. metres (828.8 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.





# 65 Ellesmere Road, Shrewsbury, SY1 2QR

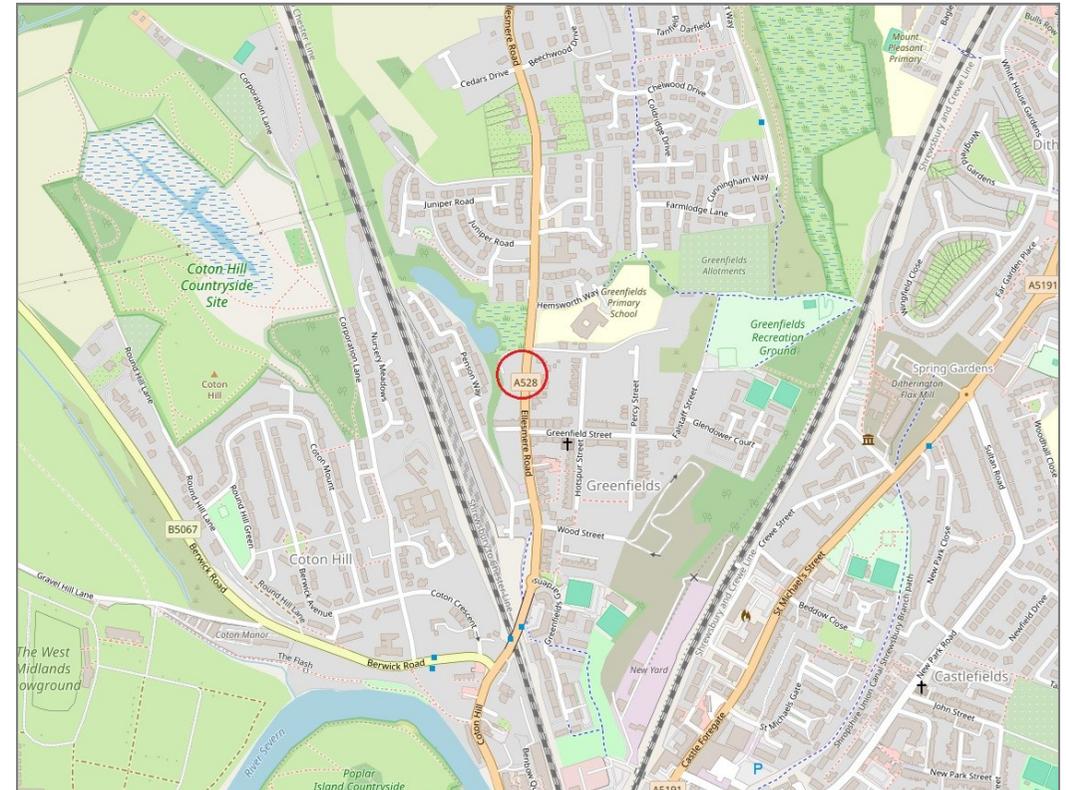
£215,000 Freehold — 2 bedroom terraced house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



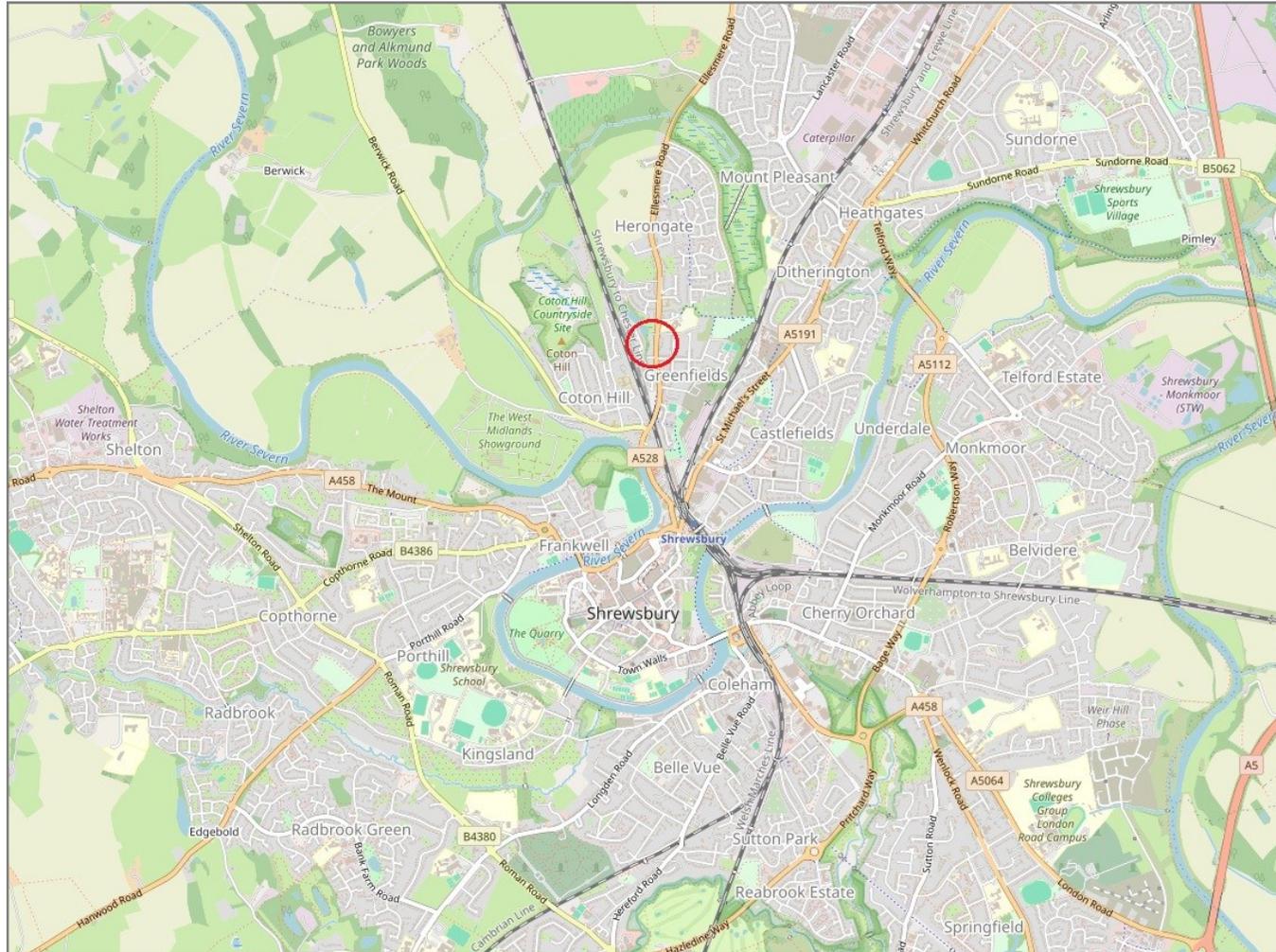
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 65 Ellesmere Road, Shrewsbury, SY1 2QR

Coopergreenpooks.co.uk

£215,000 Freehold — 2 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.