



**69 Wilfred Owen Close, Abbey Foregate, Shrewsbury SY2 5BY**

2 bedroom apartment—£139,000 Leasehold

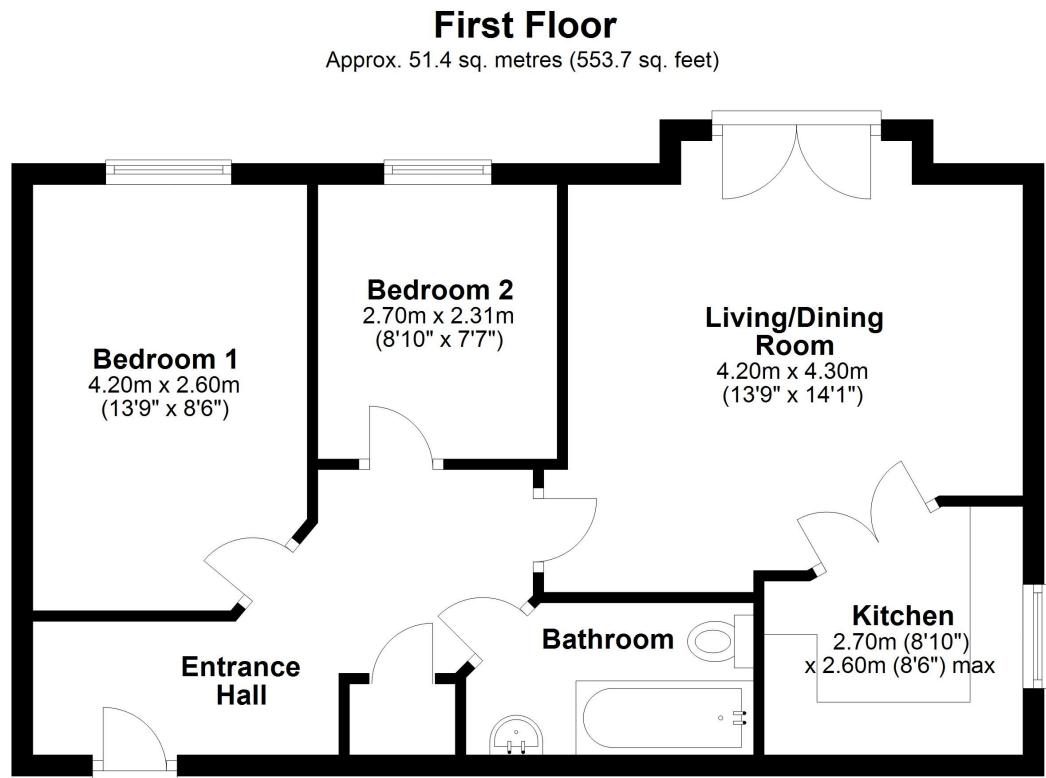
£139,000 Freehold—2 bedroom apartment

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This well-proportioned and neatly presented first floor apartment occupies a great location, tucked away within a quiet cul-de-sac, while being just a short walk from the town centre and benefitting from private parking.

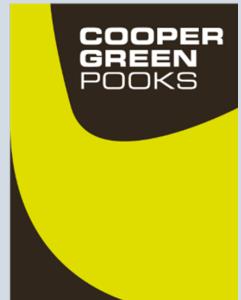
## KEY FEATURES

- Good sized entrance hall with useful storage
- Open plan living/dining room with Juliette Balcony providing a pleasant outlook to the rear
- Fitted kitchen with a range of units, integrated oven/hob, space for appliances and double doors onto the living area
- Two bedrooms and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating via a recently fitted combi boiler
- Private allocated parking space
- Wilfred Owen Close is an attractive modern development with communal bike/bin store and gardens for resident's use. The property is situated within a short walk of the town centre and train station, as well as a range of bars, restaurants and amenities
- Ideal for first time buyers or investors, with a potential rental income of circa £750 PCM



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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Total area: approx. 51.4 sq. metres (553.7 sq. feet)





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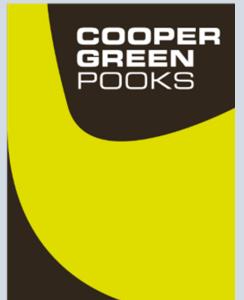
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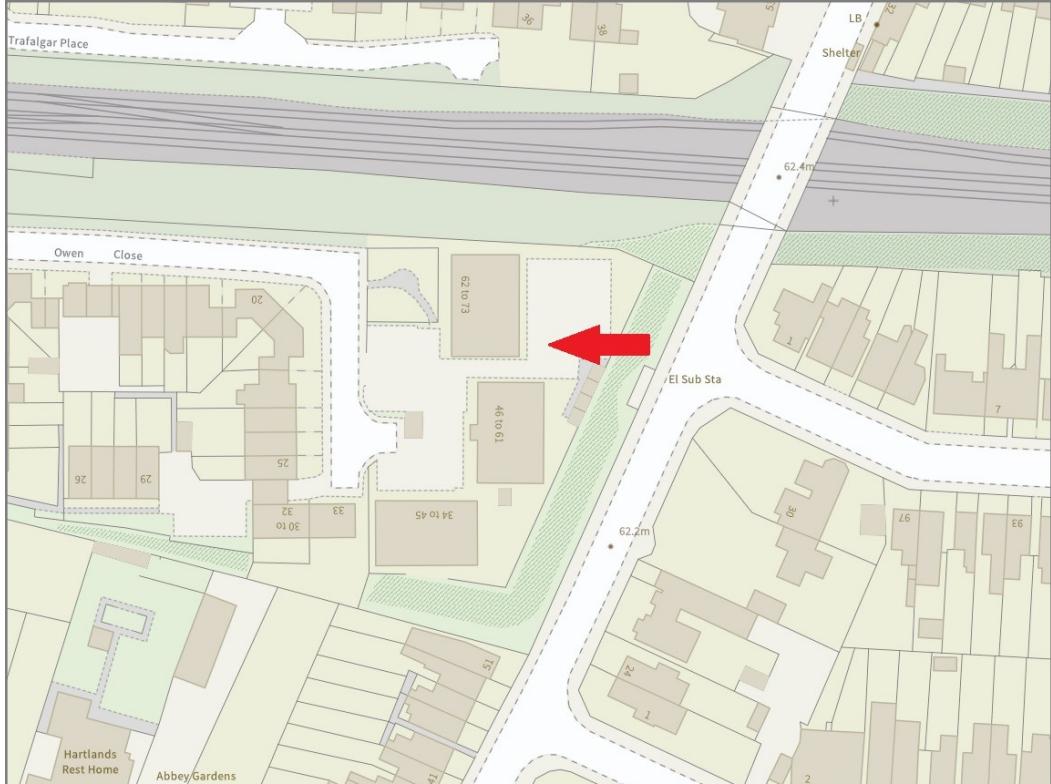
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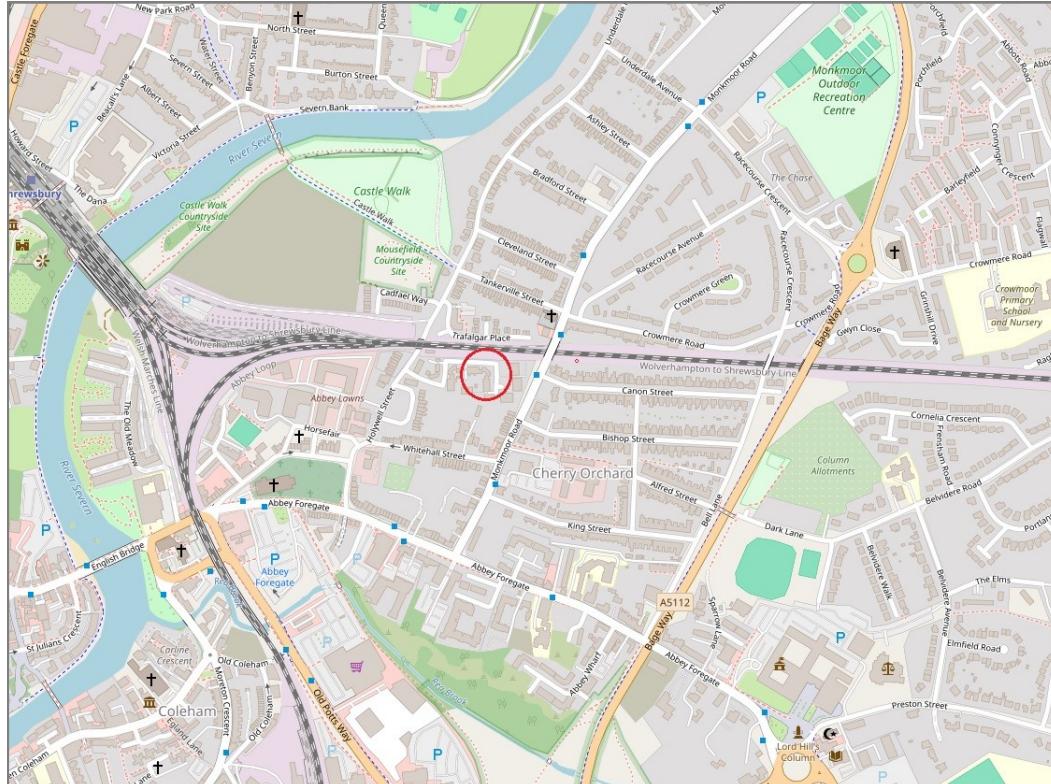
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**BOUNDARIES NOT CONFIRMED**



Tenure **Leasehold**

**99 years from 2007 (83 years remaining)**

Lease Length **£1,100 PA**

Service Charge **£200 PA**

Ground Rent

Local Authority

**Shropshire Council**

Council Tax **Band A**

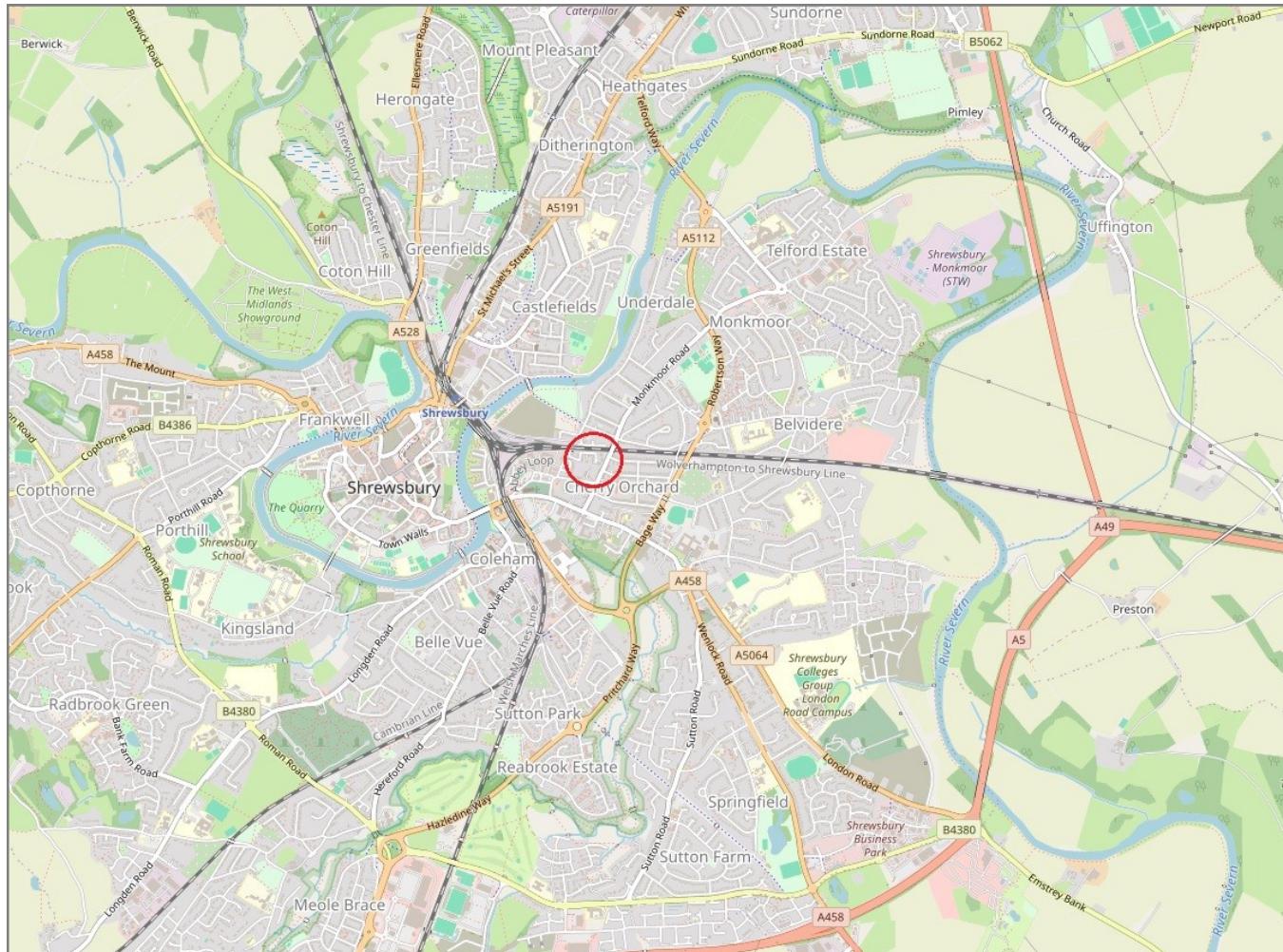
EPC Band **TBC**

Services

**All mains services are connected**

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