



2 Woodcote Way, Shrewsbury SY2 5SJ

3 bedroom semi-detached house—£199,995 Freehold

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sales@cgpooks.co.uk

This well-maintained semi-detached house offers very practical and neatly presented accommodation, situated within a popular residential area, while benefitting from good sized landscaped gardens to front and rear.

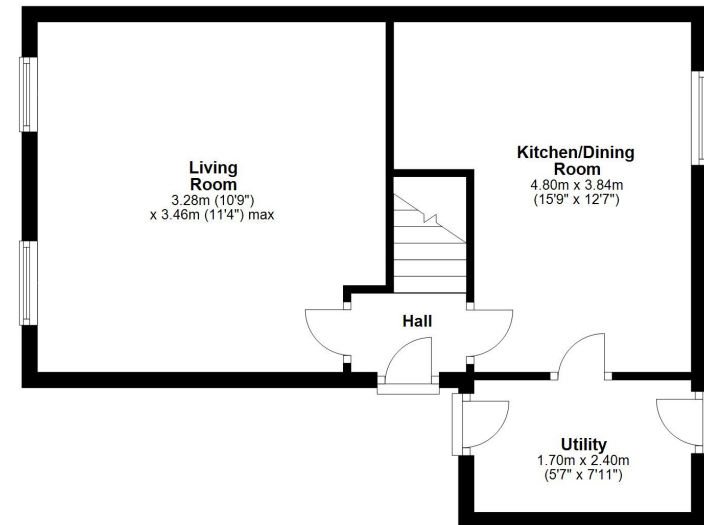
KEY FEATURES

- Entrance hall with staircase to landing which has plenty of fitted storage
- Large living room with feature fireplace and two windows to front
- Open plan kitchen/dining room, complete with a range of good quality fitted units and integrated appliances
- Separate utility providing access to both the front and rear
- Three bedrooms on the first floor, all having built in wardrobes, and a family shower room
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, partially laid to lawn with paved and gravelled terraces, planted borders and useful timber store
- A further garden to the front of the property comprises areas of artificial lawn, paving and raised beds
- There could be potential to create off street parking by lowering the curb and removing the fence at the front, subject to necessary permissions - The current owner has always parked in a residents parking area over the road
- A very popular and convenient location, a short walk from an excellent range of amenities, primary and secondary schools, and less than two miles from the town centre
- Sold with no upward chain

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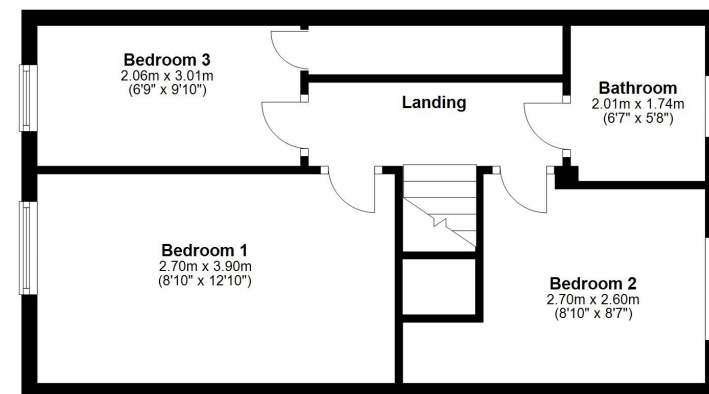
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 77.0 sq. metres (829.3 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.



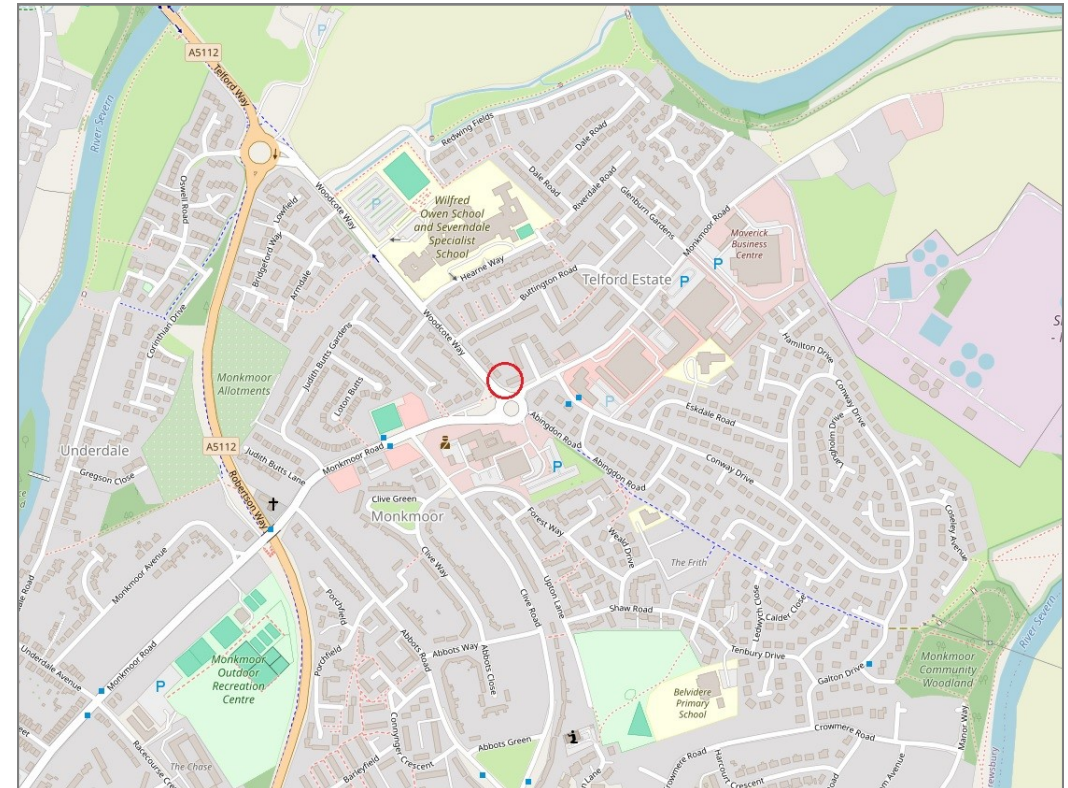




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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



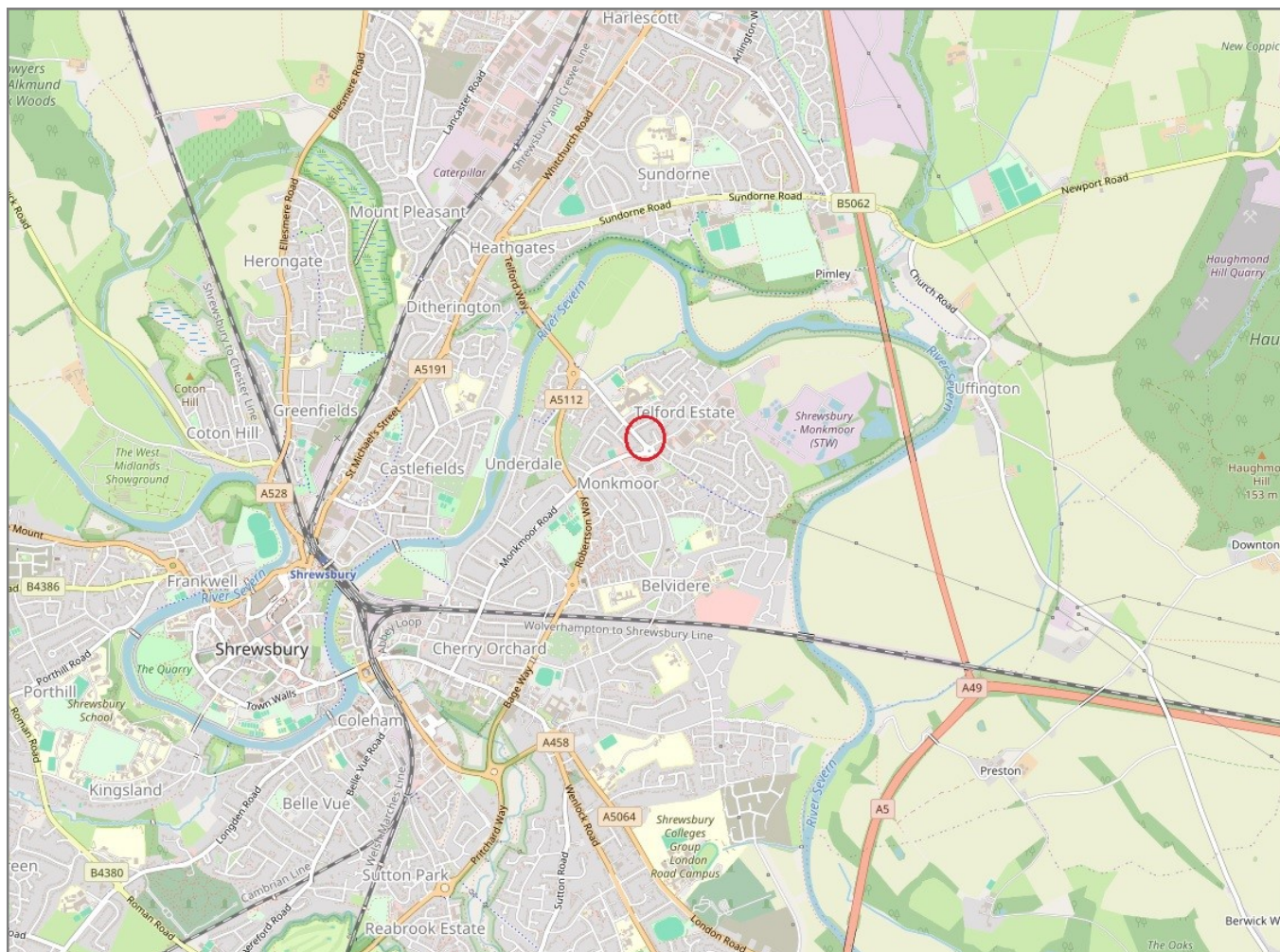
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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