



**45 Greenfields Gardens, Shrewsbury, SY1 2RN**

3 bedroom town house—£259,000 Leasehold

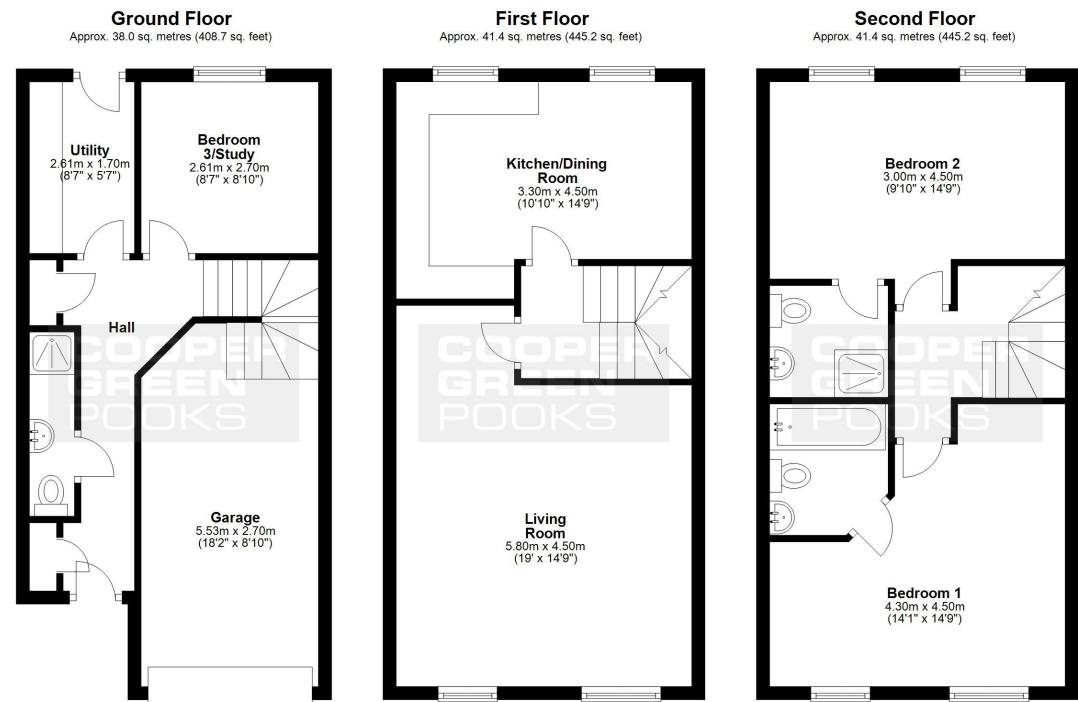
£259,000 Leasehold—3 bedroom town house

sales@cgpooks.co.uk

**This very spacious and well designed 3 storey town house, benefits from a private driveway and integral garage, whilst being located in a quiet and well situated modern development, just 5 minutes from the town centre.**

## KEY FEATURES

- Entrance hall with built in storage and cloakroom.
- Ground floor 3rd bedroom/home office and separate utility room which also provides access to the rear garden.
- Staircase from hall to first floor landing where there is a good-sized living room with wood effect flooring and windows to front. There is also an open plan kitchen/dining room with fitted units and appliances.
- On the second floor there are 2 further large double bedrooms, with either an en-suite bath or shower room.
- Double glazed windows and gas fired central heating.
- Private driveway providing parking and access to an integral single garage.
- Lawned southwest facing rear garden with paved pathway.
- Quiet and popular residential area in a great location, from which there is a pathway and cycle path directly to the town centre and railway station.



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
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Total area: approx. 120.7 sq. metres (1299.0 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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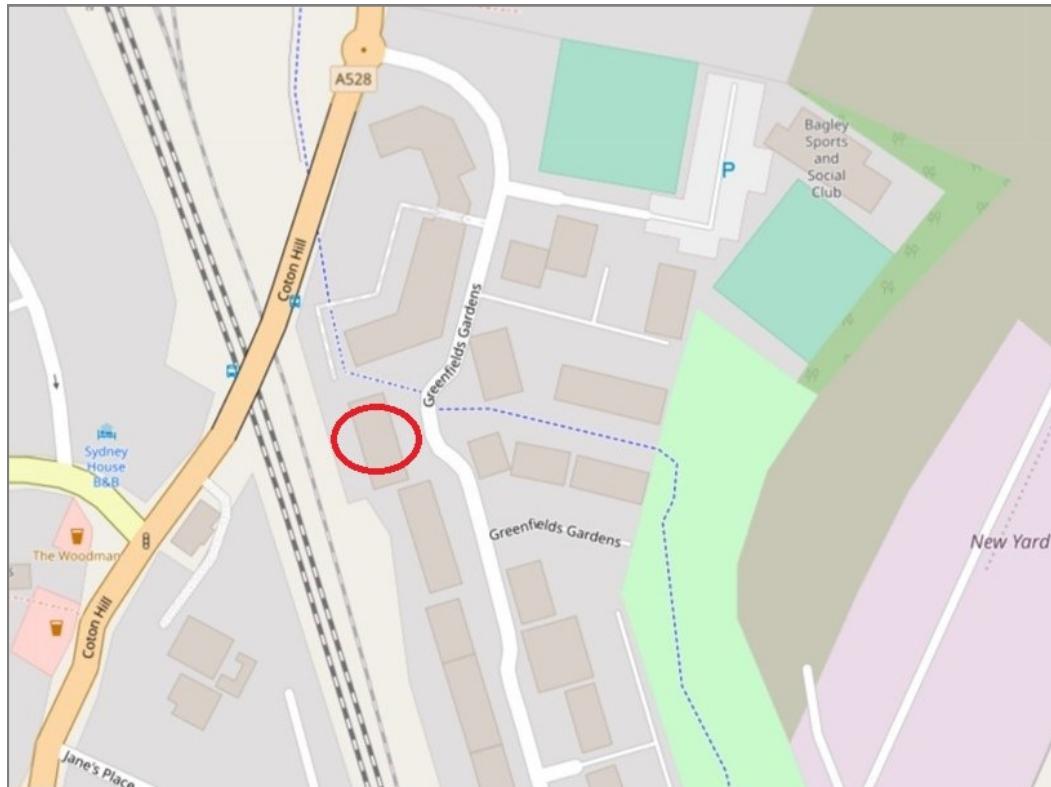
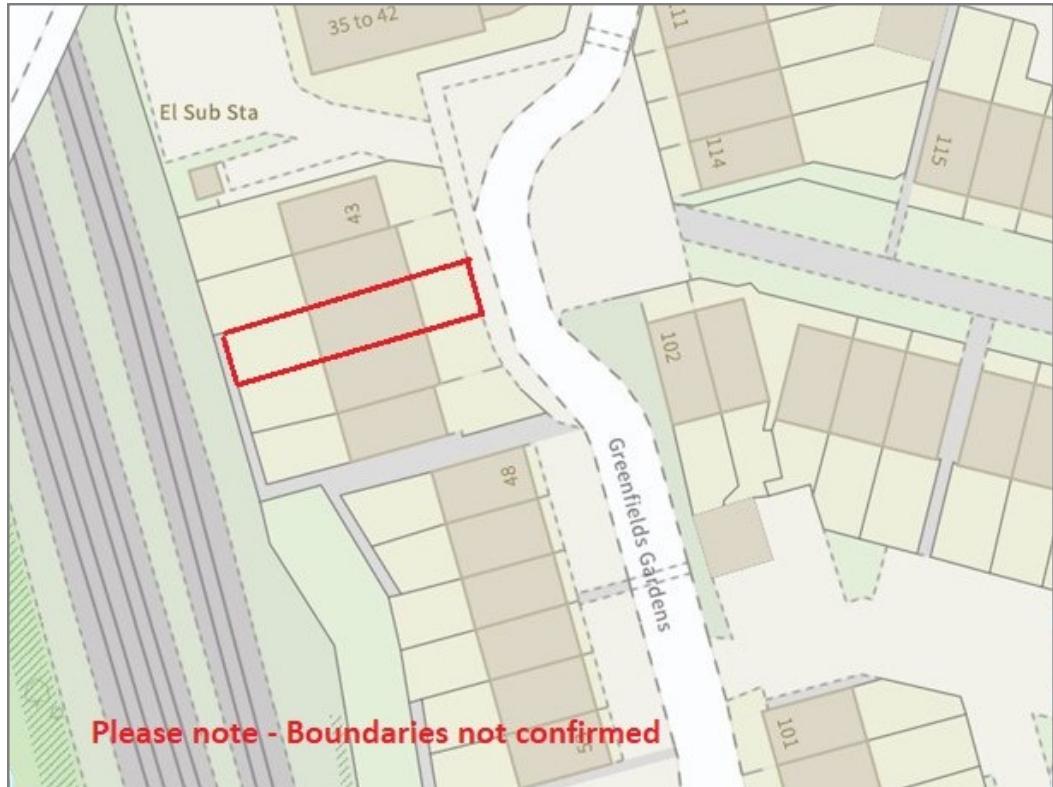
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Tenure	Leasehold
Lease	155 years from April 2007
Service Charge	£405.00 PA
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services connected

  
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.

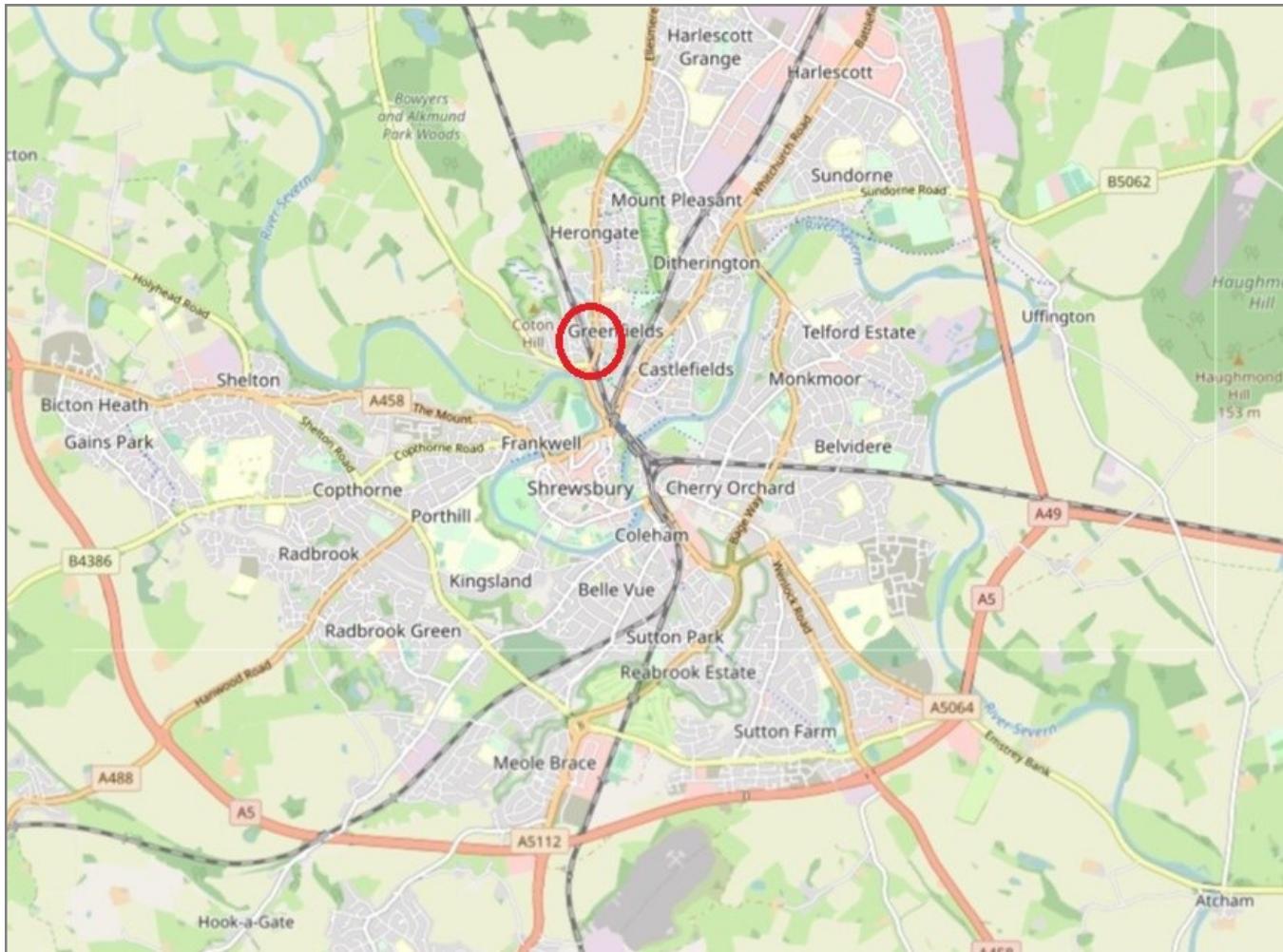


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