



**44 Mytton Oak Road, Shrewsbury, SY3 8UD**

2 bedroom semi-detached house—£175,000 Freehold



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Coopergreenpooks.co.uk

£175,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

This characterful and charming 3 storey cottage is tucked away in a secluded position within an attractive terrace of similar properties, in the popular Copthorne area of town.

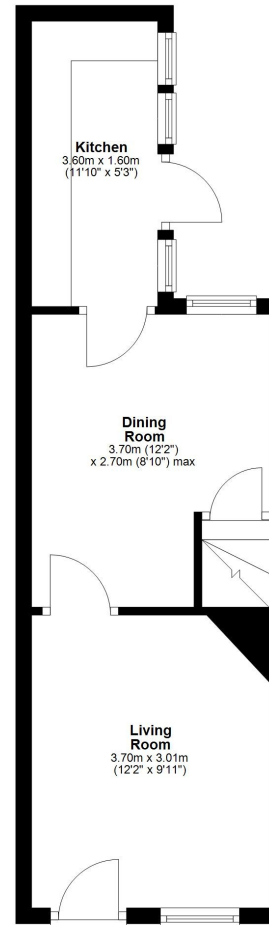
## KEY FEATURES

- Entrance porch to living room with exposed beams, feature fireplace with gas fire and window to front
- Dining room with original painted stone walling and brickwork, as well as window to rear
- Small paved courtyard garden to the rear and 12m x 11m garden situated to the front of the house, adjacent to Mytton Oak Road, about 20 metres walk from the front door (see plan)
- Set well back from the road in a secluded position, yet just a stones throw from the Mytton Oak Road shopping complex which has a Co-op convenience store and within walking distance of local schools, good pub and the Royal Shrewsbury Hospital
- No onward chain.
- **IMPORTANT NOTE REGARDING PARKING**

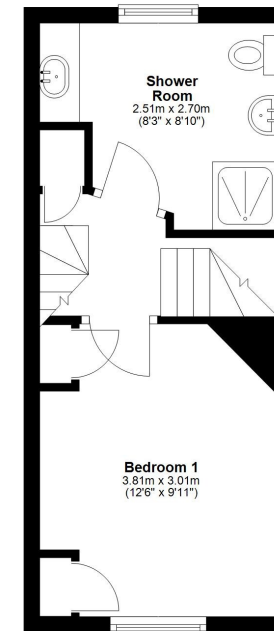
Please note there is no off street parking with this property and the council have said that they would NOT permit access across the pavement to the front garden of No. 44 for parking due to the proximity of the pedestrian crossing and the tree.

The gravelled parking area to the front is owned by the neighbours. They would consider letting a space on a monthly tenancy, but speak to Cooper Green Pooks regarding this if you wish to make an offer on the property. The neighbours would not want to sell a space and would not be prepared to grant vehicular access across the gravelled area to the front garden of No.44. If the neighbours decided they were happy to let a parking space, the rent for a single space in the gravelled area would be in the region of £60 per month.

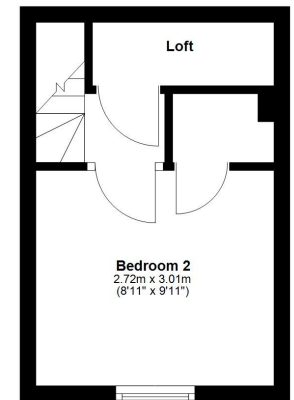
**Ground Floor**  
Approx. 28.5 sq. metres (306.7 sq. feet)



**First Floor**  
Approx. 21.2 sq. metres (228.1 sq. feet)

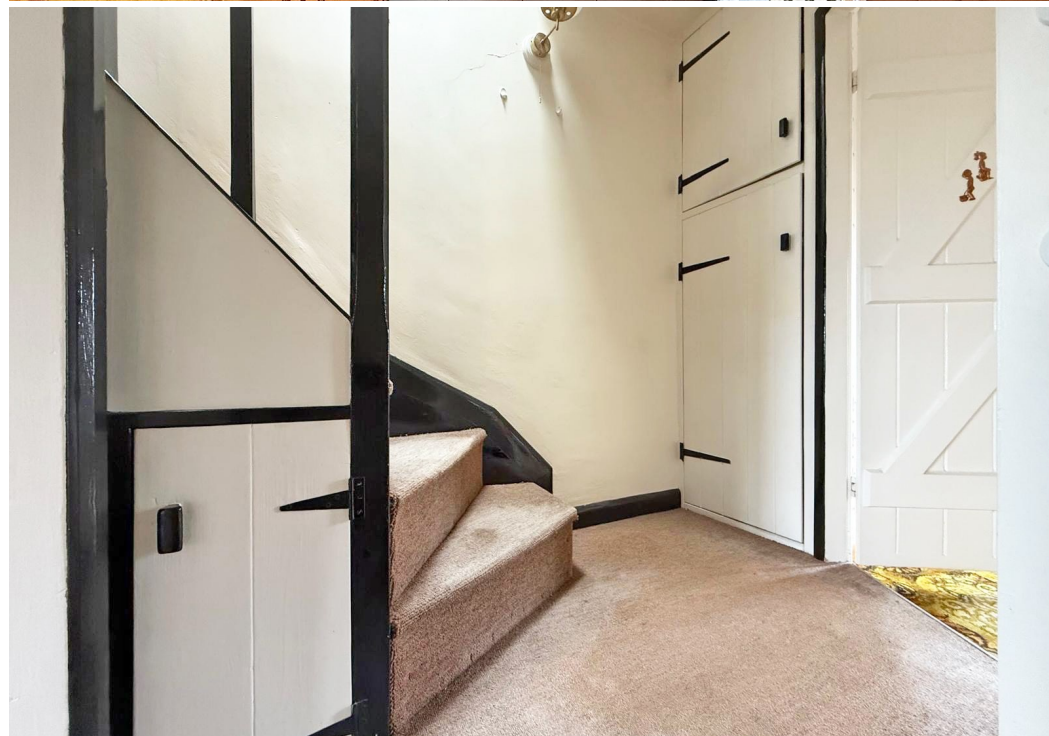
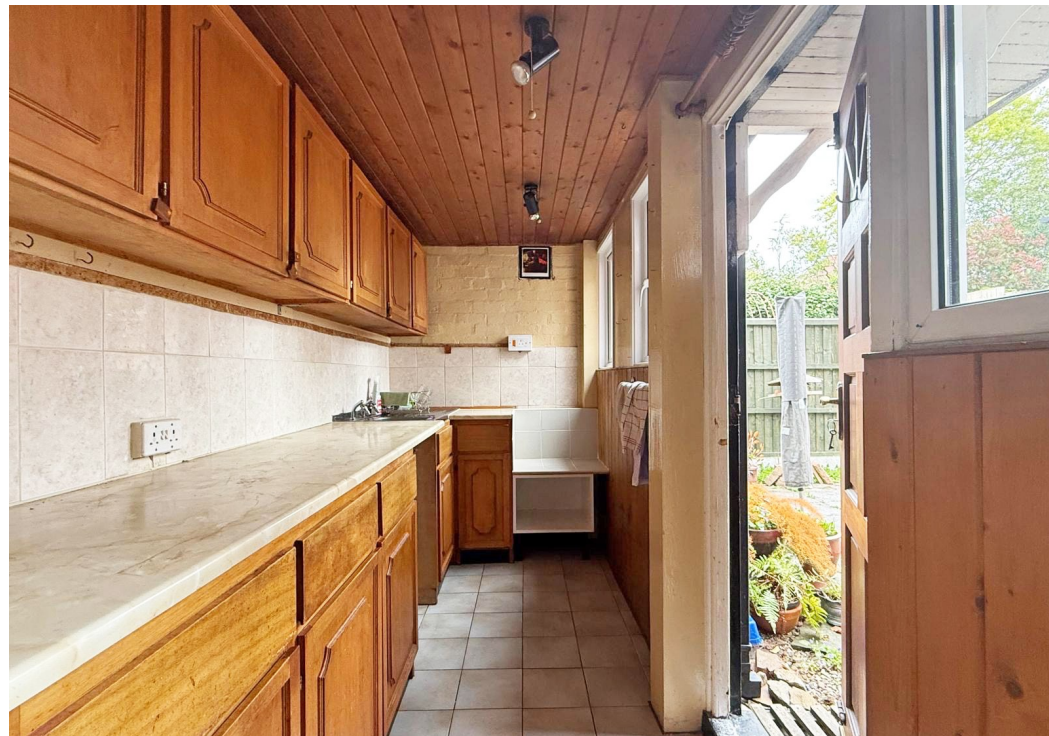


**Second Floor**  
Approx. 13.8 sq. metres (148.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)



















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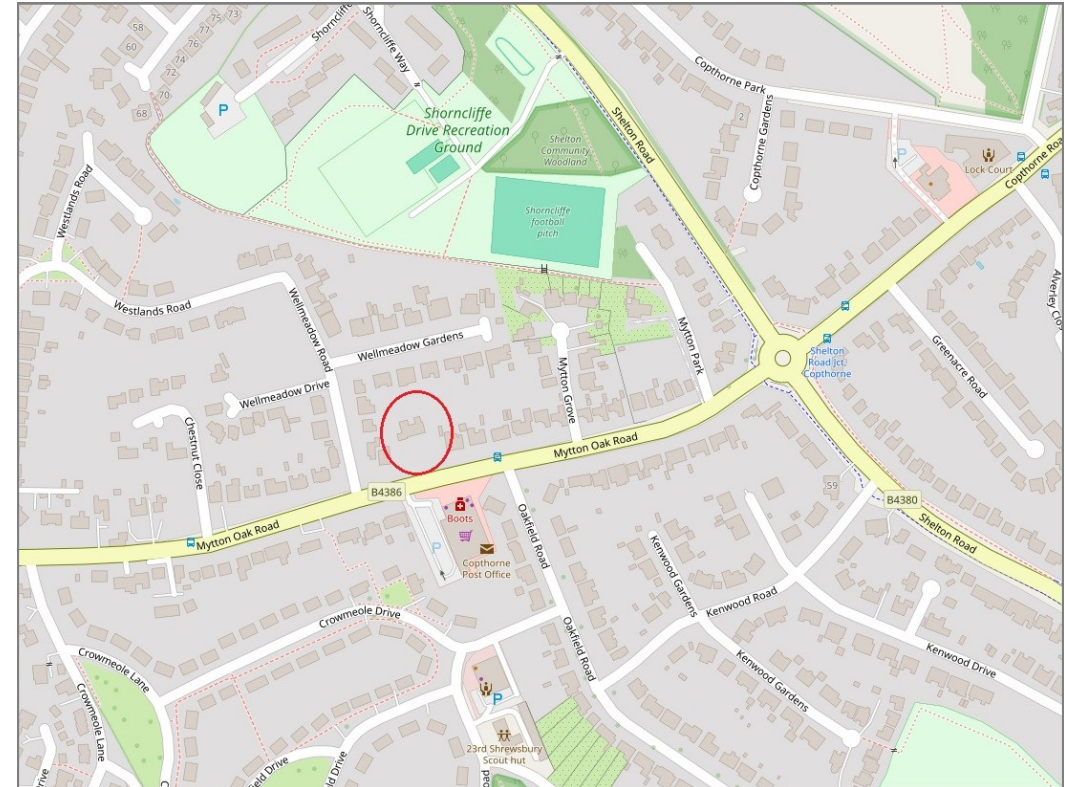
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band E</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.

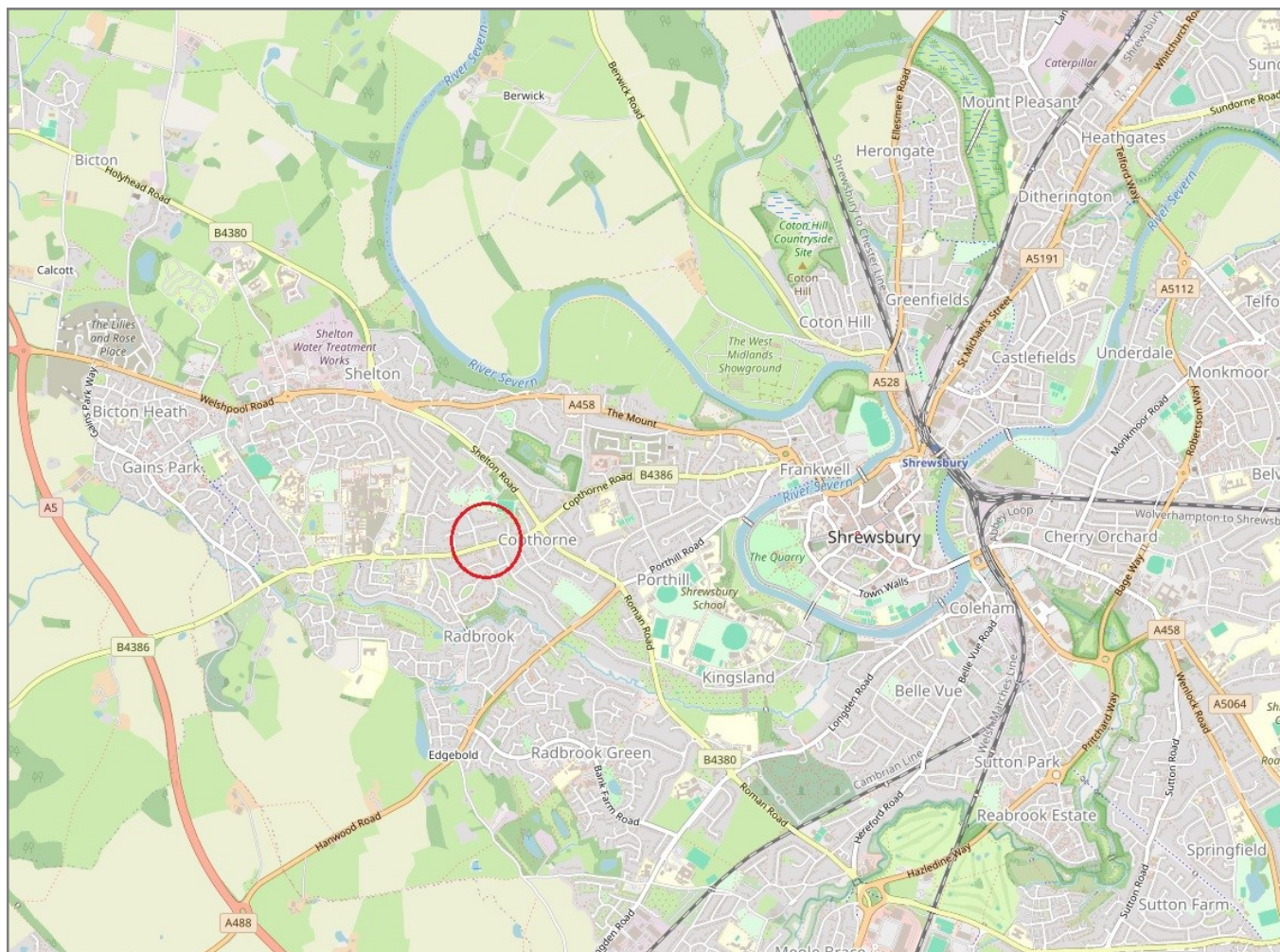


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