



5 Coffee House Passage, Shrewsbury, SY1 1LH

3 bedroom duplex apartment—£230,000 Leasehold

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sales@cgpooks.co.uk

Occupying a fantastic position, tucked away within the heart of the town centre, this individually designed duplex apartment offers well-proportioned accommodation and benefits from two private terraces.

KEY FEATURES

- Private front door and hallway with staircase to the first floor
- Large open plan living/dining room with windows to two elevations
- Well-fitted separate kitchen with integrated appliances
- There are two private roof terraces, accessed via the living area and kitchen
- A staircase leads to the spacious first floor landing, from which there are three bedrooms and a family bathroom with shower
- Double glazed windows and electric heating
- A superb location, just off the market square, a stone's throw from Shrewsbury's excellent range of bars, restaurants and main shopping thoroughfares
- The property would be ideal for a first-time buyer/owner occupier and could also be used as a fantastic holiday let or AirBnB
- Sold vacant with no upward chain

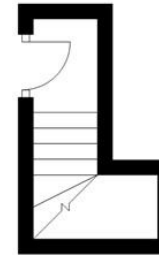
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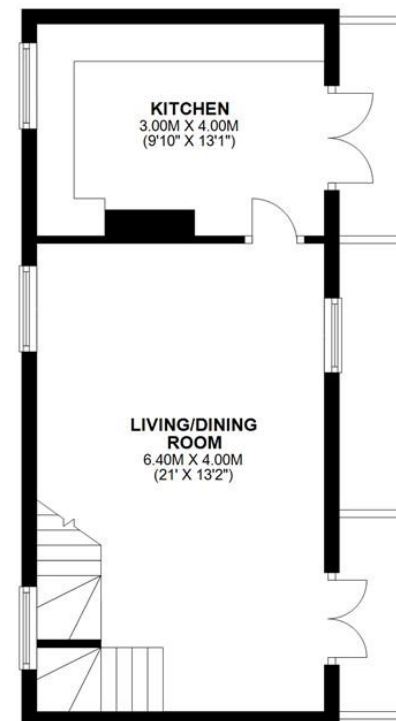


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GROUND FLOOR
APPROX. 3.2 SQ. METRES (34.8 SQ. FEET)



FIRST FLOOR
APPROX. 35.5 SQ. METRES (381.8 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.2 SQ. FEET)

SECOND FLOOR
APPROX. 34.8 SQ. METRES (374.7 SQ. FEET)







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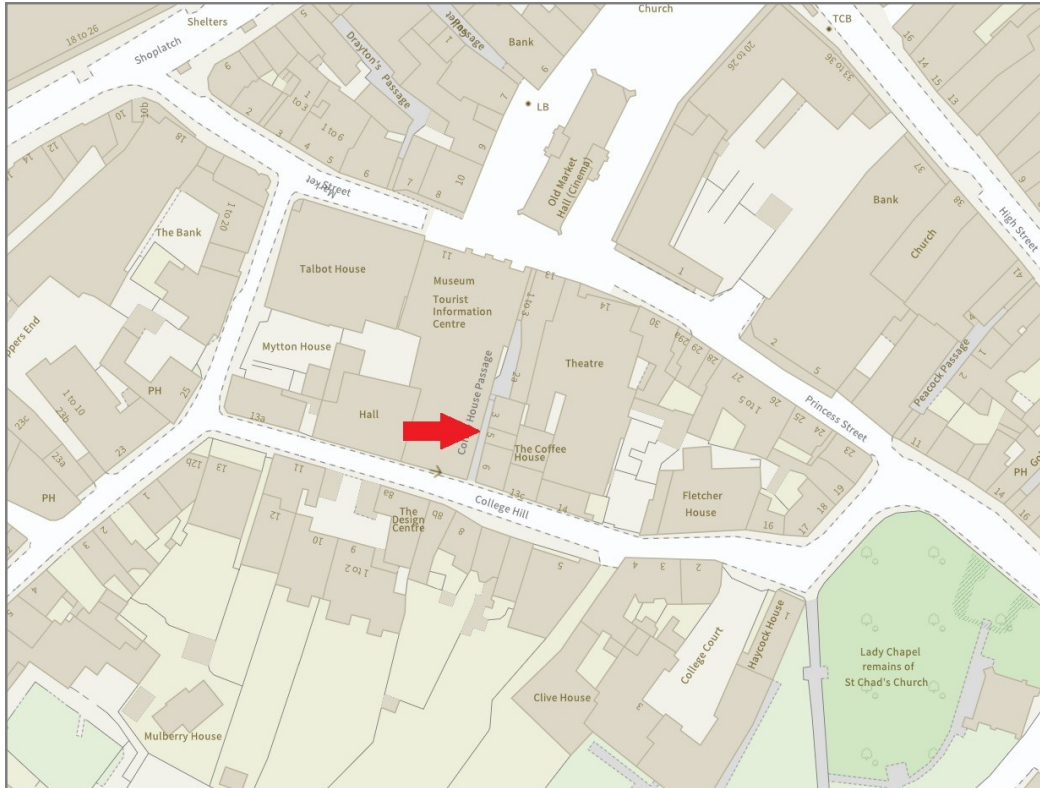
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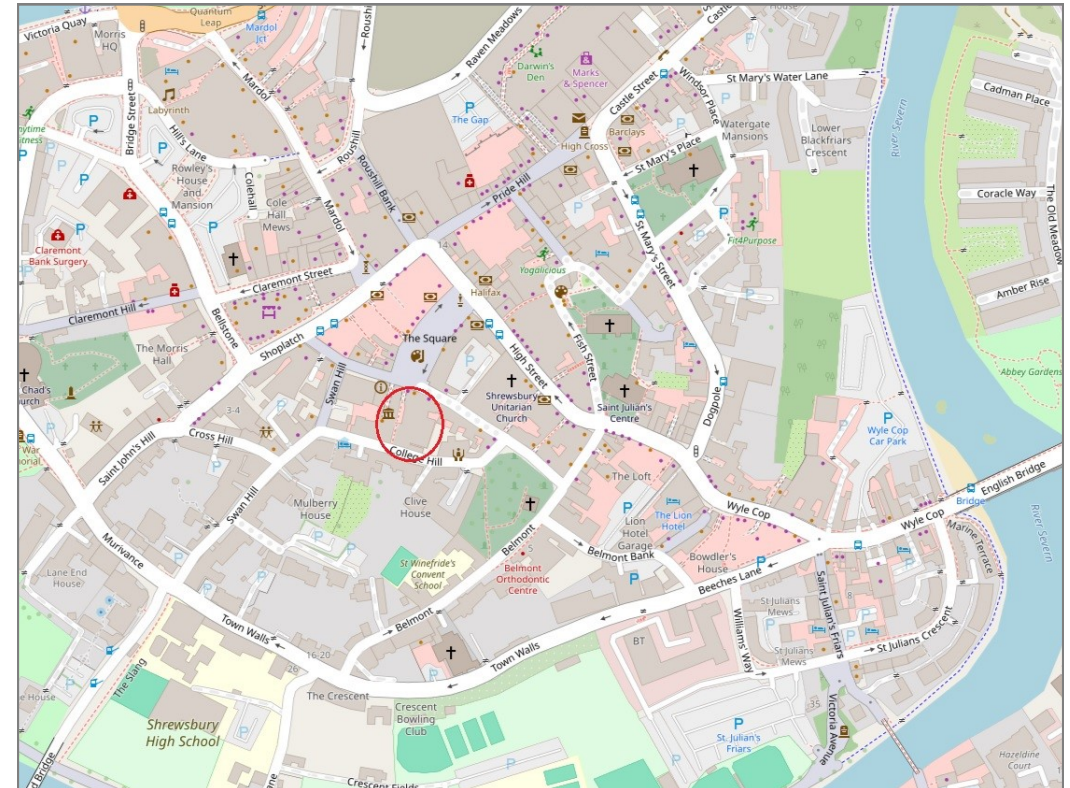
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BOUNDARIES NOT CONFIRMED



Tenure
Lease Length

Leasehold
999 years

Local Authority
Council Tax
EPC Band
Services

Shropshire Council
Band B
Band D
Mains electricity, drainage and water are connected

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