



Newstead, John Street, Castlefields, Shrewsbury, SY1 2SB

3 bedroom semi-detached house — £300,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

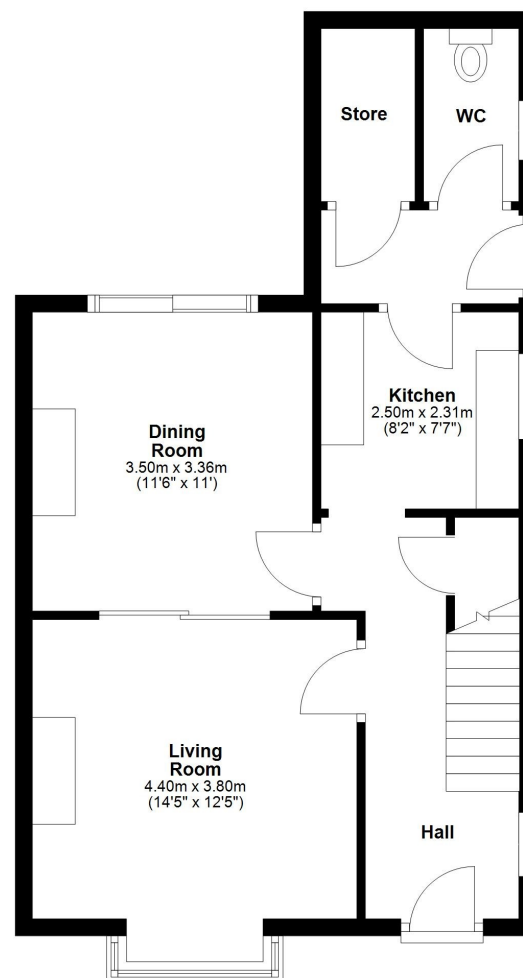
Occupying a great plot with a pleasant outlook over the allotments and towards the river, this well-proportioned semi-detached house offers neatly presented and well-maintained accommodation, with plenty of potential for extension or development subject to necessary planning permission.

KEY FEATURES

- Good sized entrance hall with useful storage and staircase to landing
- Living room with feature fireplace and bay window to front
- Separate dining room, also having a feature fireplace, with sliding doors to the living room and glazed double doors to the rear
- Fitted kitchen with a range of units and space for appliances
- Rear hallway providing access to a store cupboard, WC, and garden
- On the first floor are two double bedrooms, a generous single bedroom, and family bathroom with shower
- uPVC double glazed windows, gas fires to both reception rooms and a gas heater in the hallway
- Private gardens extending to the front, side, and rear of the property, comprising areas of lawn, paved terracing and planted borders
- Due to the size of the plot, there is plenty of potential to extend the existing accommodation, create off street parking, or build a garage/new dwelling, subject to obtaining necessary planning permission
- The property is situated within a very popular residential area, a short walk from Castlefield's excellent amenities, beautiful riverside walks, the train station and town centre

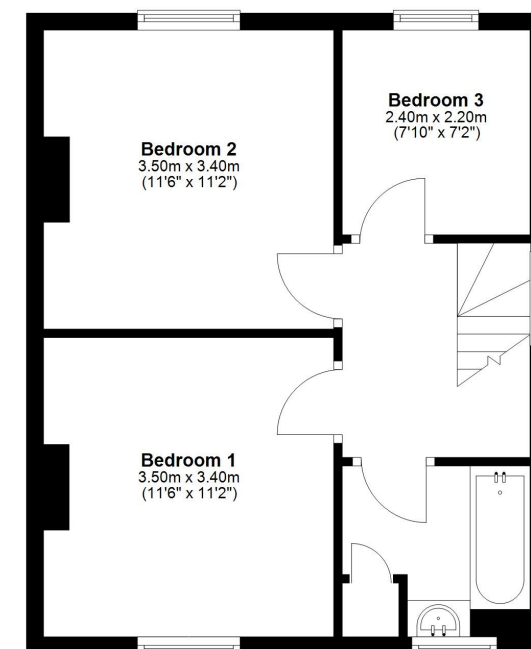
Ground Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 88.9 sq. metres (956.4 sq. feet)









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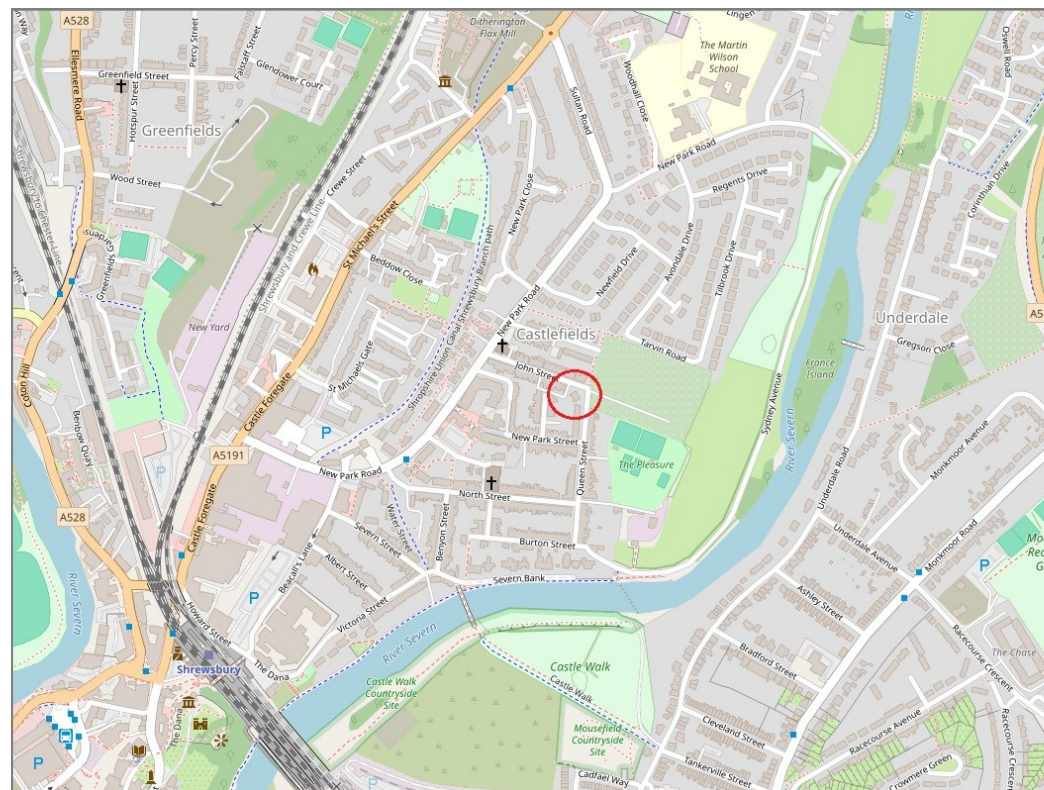
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band E
Services	Mains water, electricity and drainage are connected. Gas connected.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

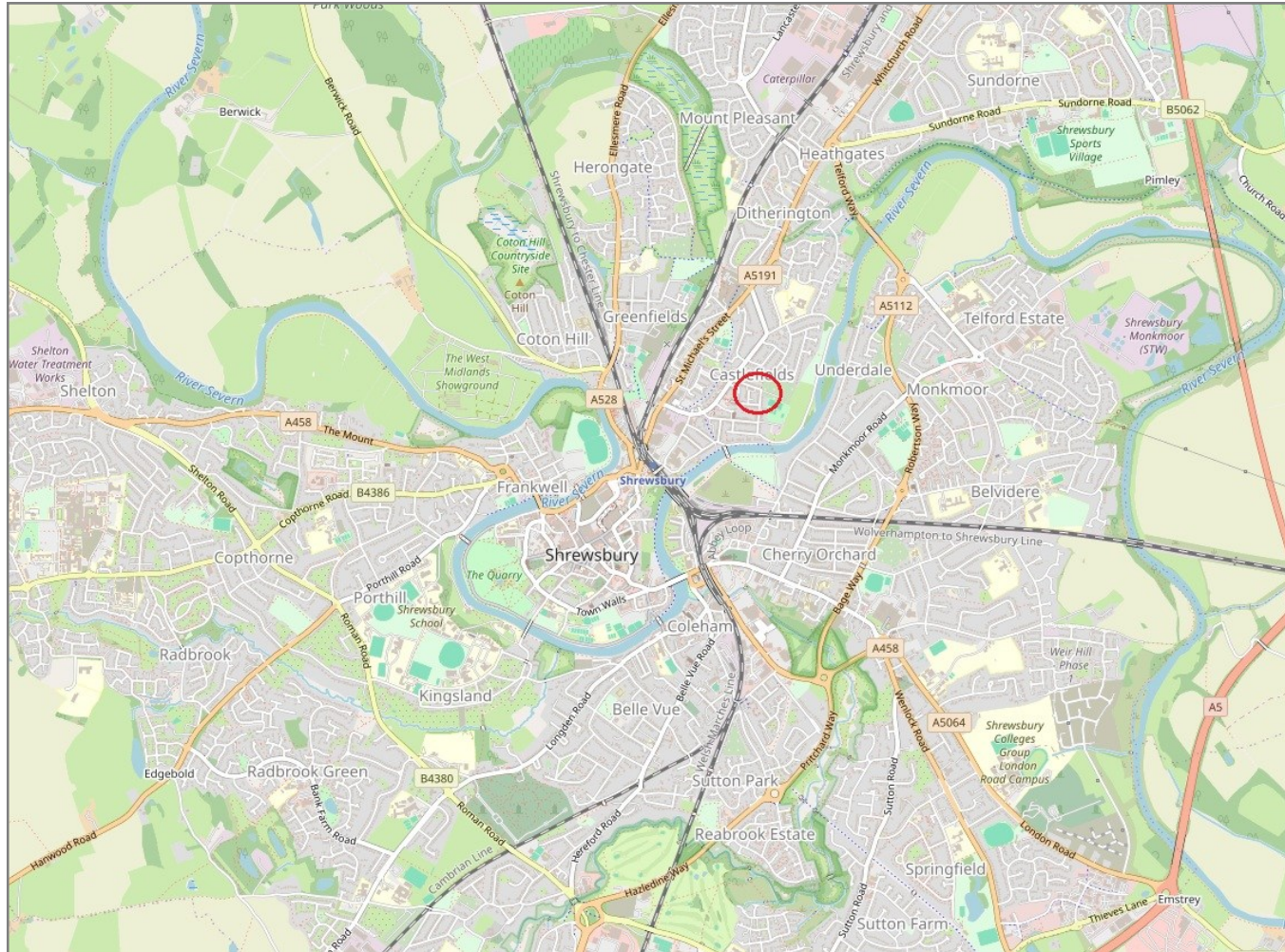
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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