

COOPER GREEN POOKS

6 Tilley Green, Wem, Shropshire, SY4 5PL

4 bedroom end terrace house — £290,000 Freehold

6 Tilley Green, Wem, Shropshire, SY4 5PL

Coopergreenpooks.co.uk

£290,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk

Located in a lovely semi-rural setting, yet conveniently just a few minutes' drive from the market town of Wem. This very attractive end of terrace cottage offers good accommodation with a large private garden adjoining beautiful unspoilt countryside.

KEY FEATURES

- Entrance porch connecting to living room with open fireplace, wood effect flooring and window to front.
- Good sized dining room with sitting area, further wood effect flooring, feature chimney with wood burner and window to side.
- Separate fitted kitchen with door to side and window to rear. There is also an inner lobby from which the shower room can be accessed.
- Enclosed staircase from living room to the first-floor landing where there are three bedrooms, all having wood effect flooring and rural views, whilst the 3rd bedroom also has an en suite.
- Replacement upvc double glazed windows and oil central heating.
- Gravelled driveway to the front of the property providing parking for at least two cars.
- Extensive private lawned gardens to the front, side and rear of the property, along with paved patio areas. All bordered by mature hedging and adjoining open fields.
- Really nice setting in a peaceful yet very accessible location, just a few minutes' drive from Wem which has a fantastic range of amenities, included a very good secondary school and a main line railway station. Shrewsbury is also just a 20-minute drive from the property.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

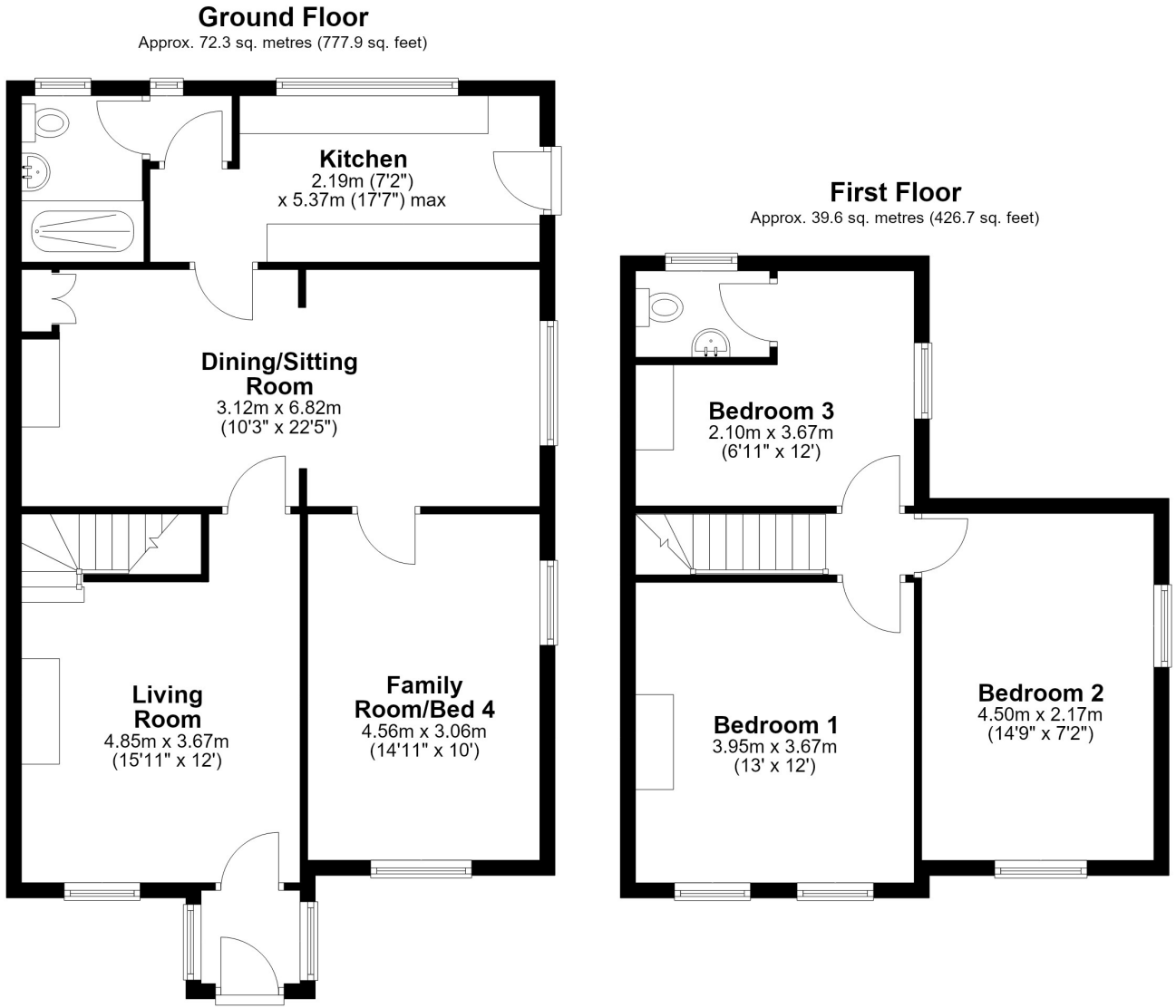
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743276666

6 Tilley Green, Wem, Shropshire, SY4 5PL

Coopergreenpooks.co.uk

£290,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk



Total area: approx. 111.9 sq. metres (1204.5 sq. feet)

























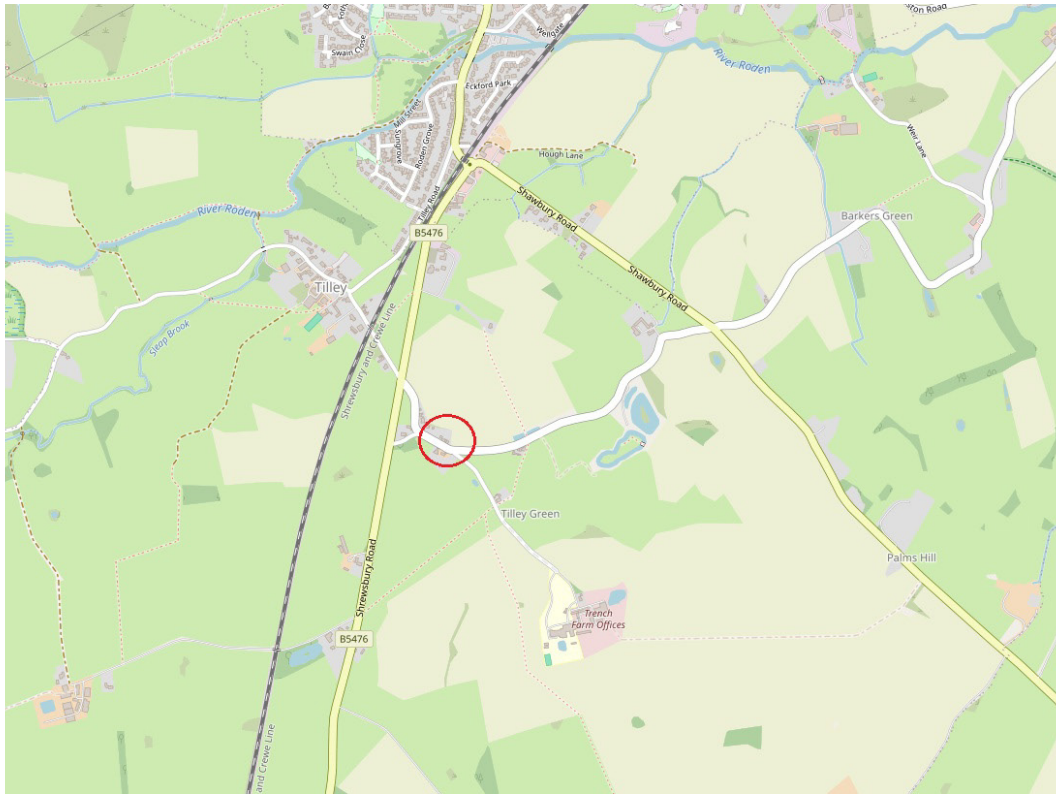


6 Tilley Green, Wem, Shropshire, SY4 5PL

£290,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk





BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band C**
EPC Band	**Band F**
Services	**Mains water, electricity and drainage are connected.** **Oil heating.**

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



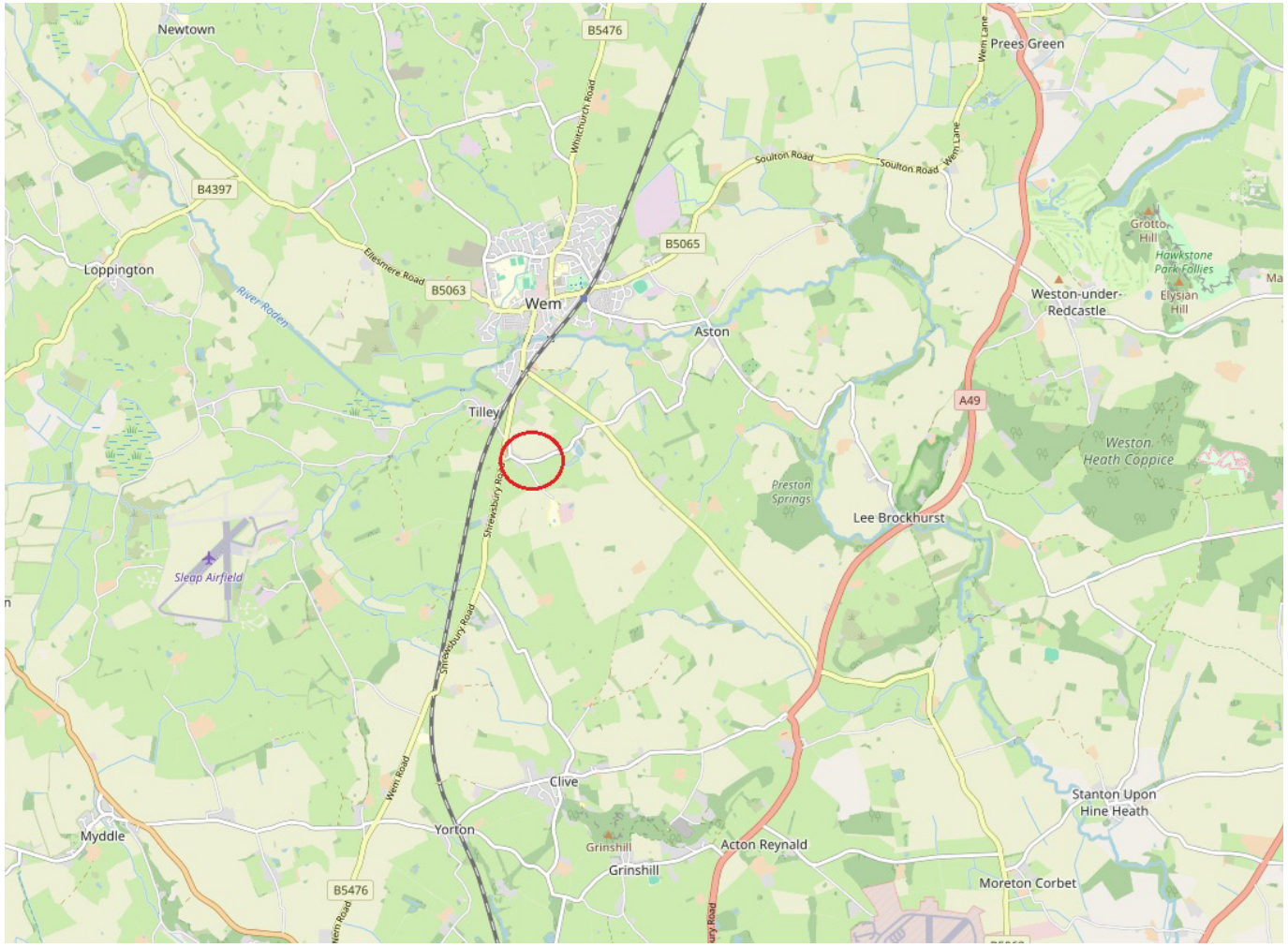
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

6 Tilley Green, Wem, Shropshire, SY4 5PL

Coopergreenpooks.co.uk

£290,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.