



**18 Priory Ridge, Shrewsbury, SY3 9EG**

3 bedroom semi-detached house—£290,000 Freehold



# 18 Priory Ridge, Shrewsbury, SY3 9EG

Coopergreenpooks.co.uk

£290,000 Freehold—3 bedroom semi-detached house

Coopergreenpooks.co.uk/property/23178

A very well presented and extended semi-detached family house occupying a fantastic plot, backing on to playing fields. The property is conveniently located within this sought after residential area a short distance from excellent amenities, the town centre and within catchment for the Priory Secondary School

## KEY FEATURES

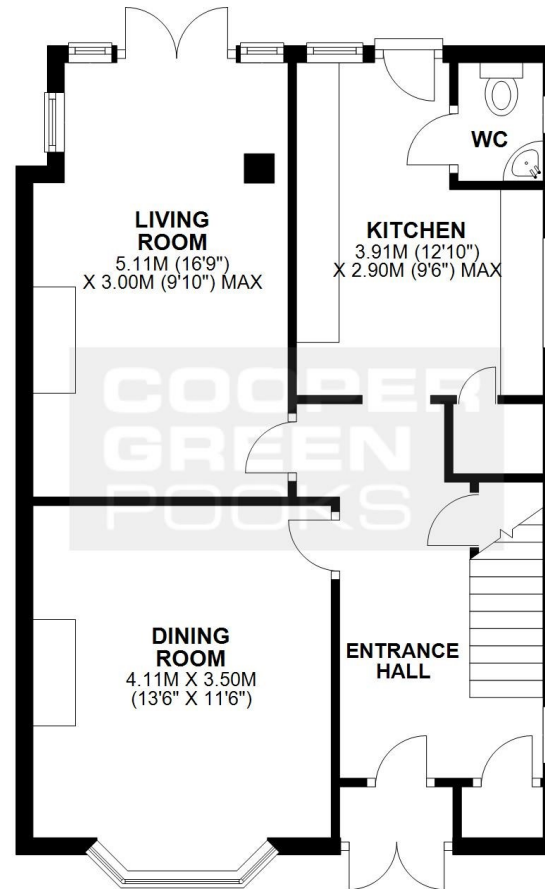
- Entrance porch and hallway with useful storage
- Dining room with feature open fire place and bay window to front
- Spacious living room opening on to rear garden
- Fitted kitchen with integrated double oven, pantry and cloakroom
- Master bedroom with built-in wardrobes and bay window to front
- Two further bedrooms and good sized family bathroom
- uPVC double glazed windows and gas fired central heating
- Impressive private south facing rear garden laid to lawn with paved terrace and mature hedging, adjoining playing fields
- Driveway to front and extending to side providing plenty of parking and access to detached garage

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

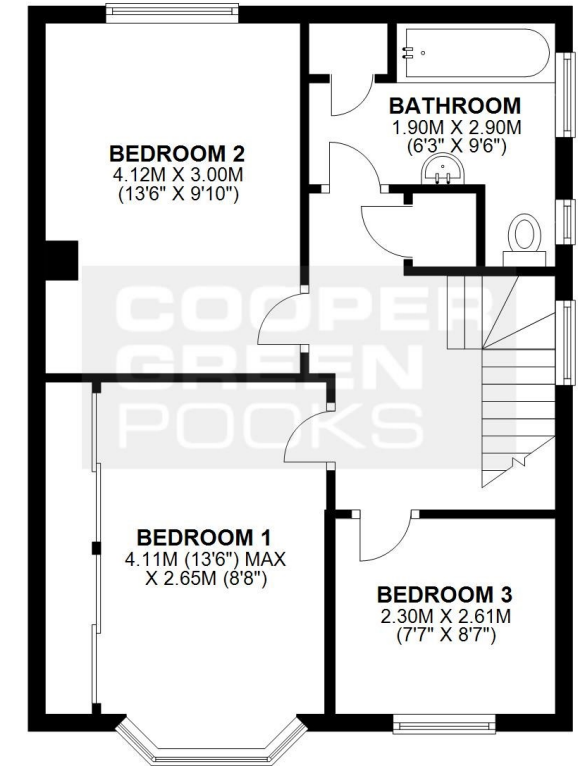
www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666



**GROUND FLOOR**  
APPROX. 54.3 SQ. METRES (584.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 48.9 SQ. METRES (526.3 SQ. FEET)



**TOTAL AREA: APPROX. 103.2 SQ. METRES (1110.7 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.













# 18 Priory Ridge, Shrewsbury, SY3 9EG

£290,000 Freehold—3 bedroom semi-detached house

Coopergreenpooks.co.uk/property/23178

rightmove 

OnTheMarket.com 



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	C
Services	All mains services are connected

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



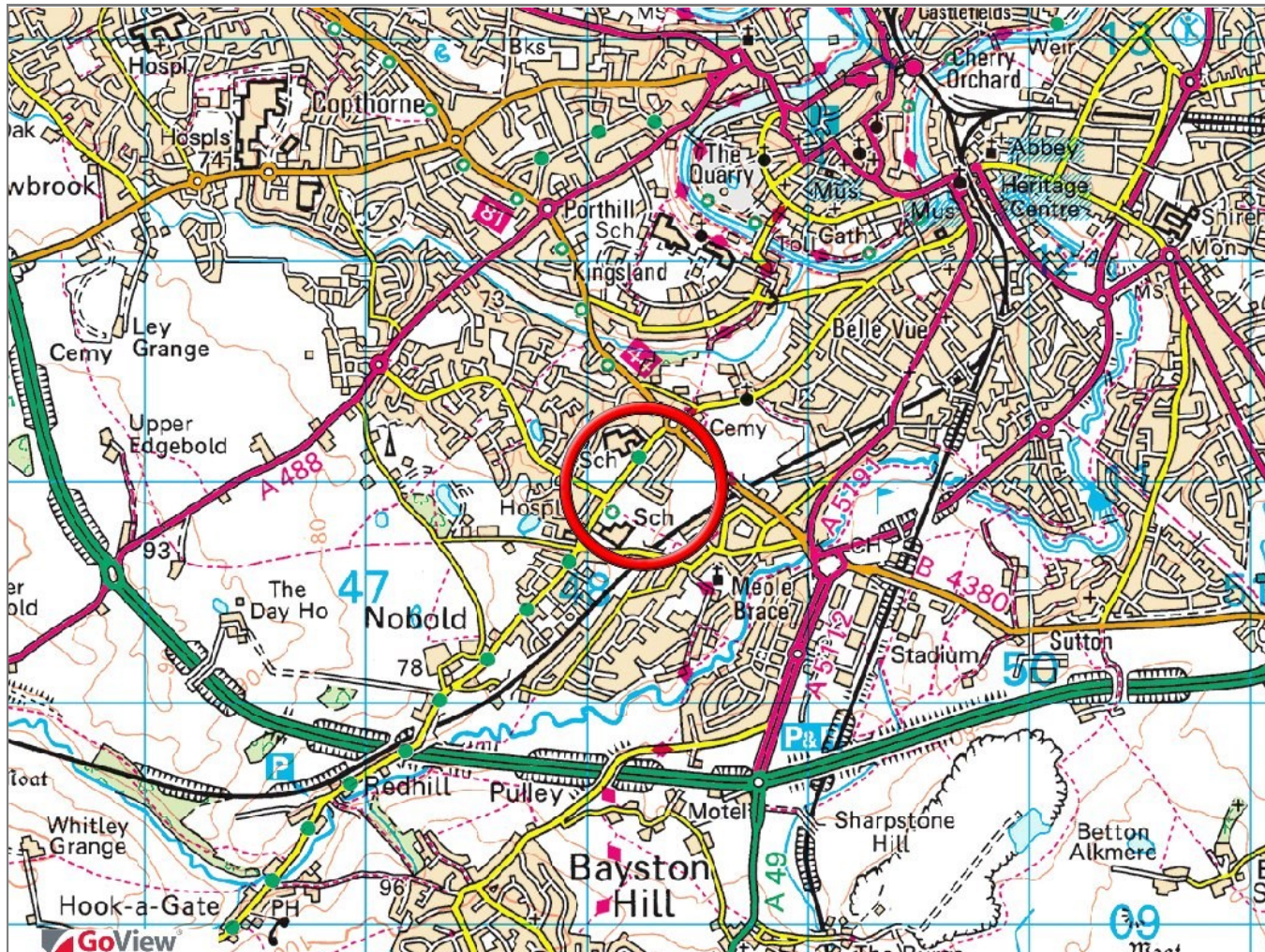
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



# 18 Priory Ridge, Shrewsbury, SY3 9EG

£290,000 Freehold—3 bedroom semi-detached house

Coopergreenpooks.co.uk/property/23178



**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.