



**54 Penson Way, Shrewsbury, SY1 2BF**

3 bedroom detached house — £325,000 Freehold

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£325,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

This well-designed detached house offers neatly presented and improved accommodation, while benefitting from a private rear garden, driveway and garage, as well as a versatile bar/garden room.

## KEY FEATURES

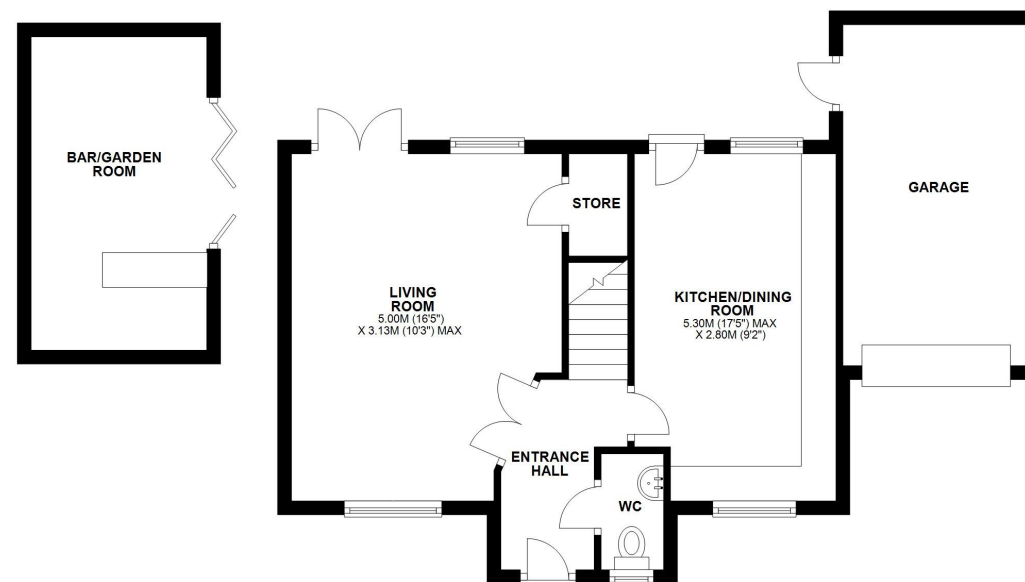
- Good sized entrance hall with cloakroom and staircase to landing
- Living room with useful storage and glazed double doors opening to the rear garden
- Lovely open plan kitchen/dining room, complete with integrated appliances and access to the garden
- Master bedroom with built in wardrobes and en-suite shower room
- A further double bedroom, also having built in wardrobes, a single bedroom and well-appointed family bathroom
- A pleasant outlook from the first floor over green open space
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to artificial lawn, with paved and decked terraces, and access to both the garage and side
- Impressive, purpose built bar/garden room which has power, lighting and bi-folding doors. This versatile space would also make a fantastic home office
- A very quiet and convenient location, just a short walk from the train station, town centre, local amenities, and primary school

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

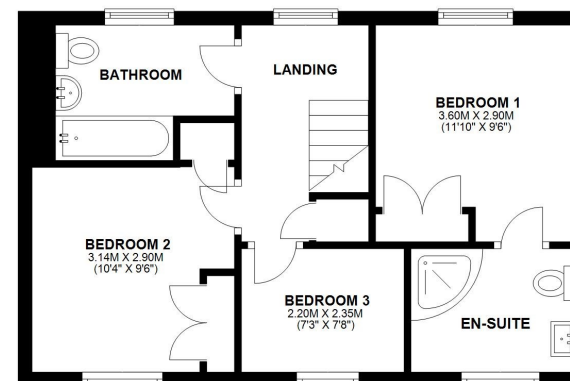
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GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 103.8 SQ. METRES (1116.9 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.











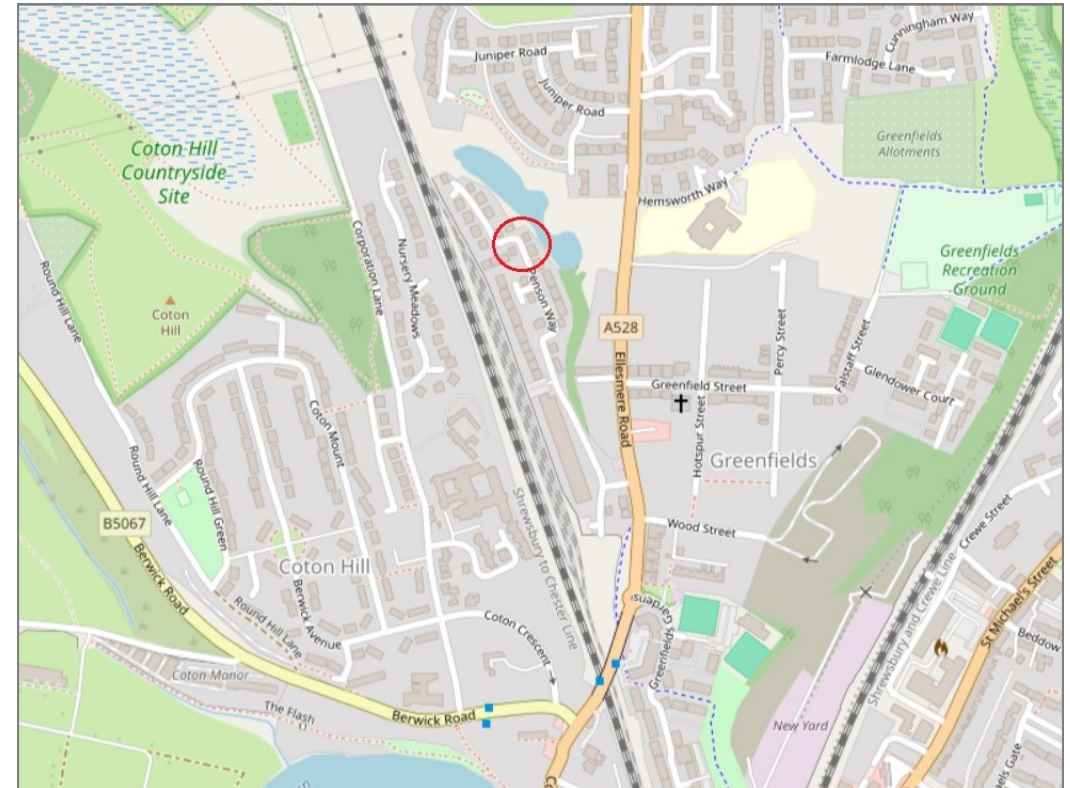




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

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



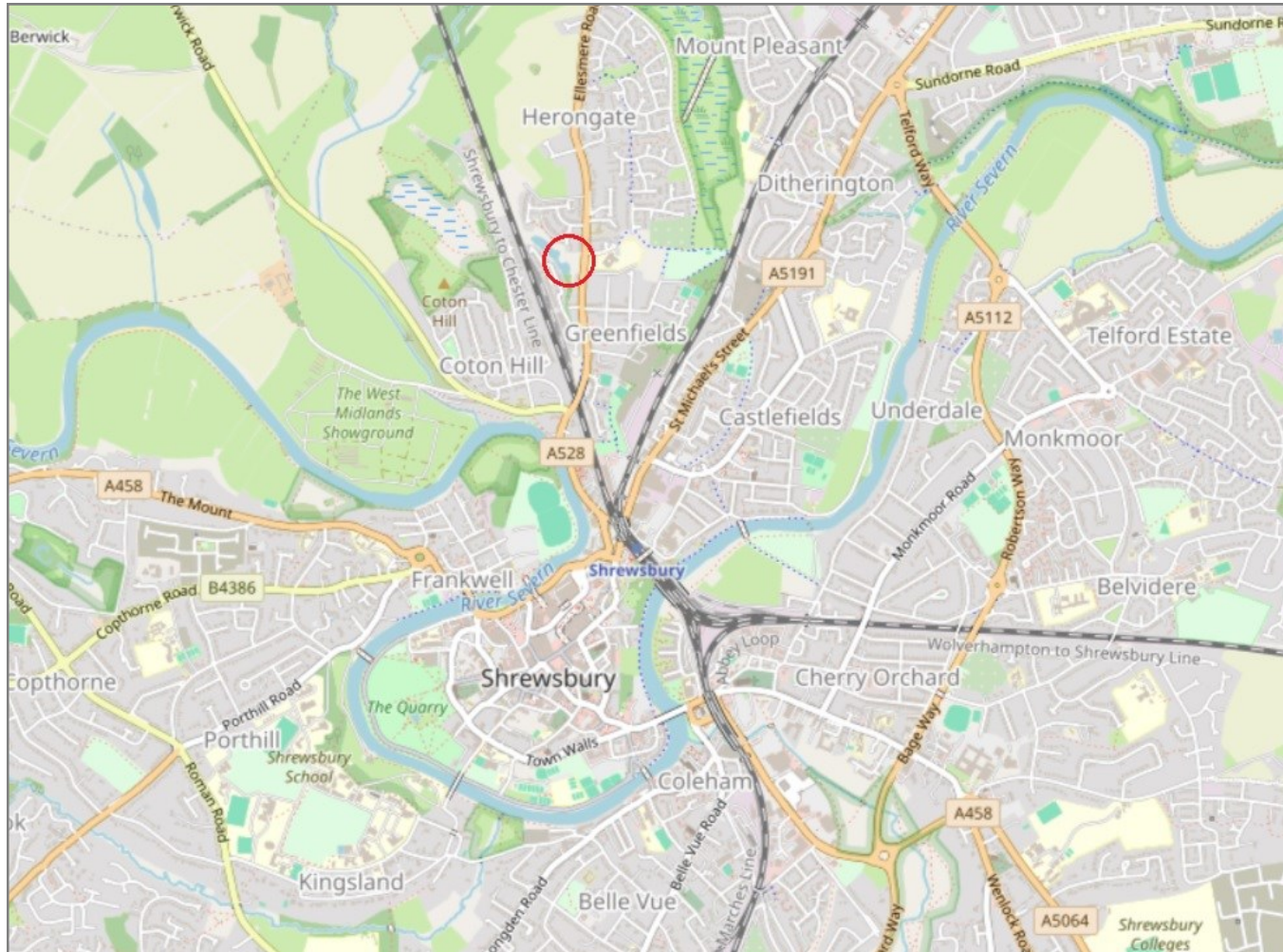
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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