



**45 Oliver Road, Bicton, Shrewsbury, SY3 5FX**

2 bedroom mid-terrace house — £250,000 Leasehold

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Coopergreenpooks.co.uk

£250,000 Leasehold—2 bedroom mid-terrace house

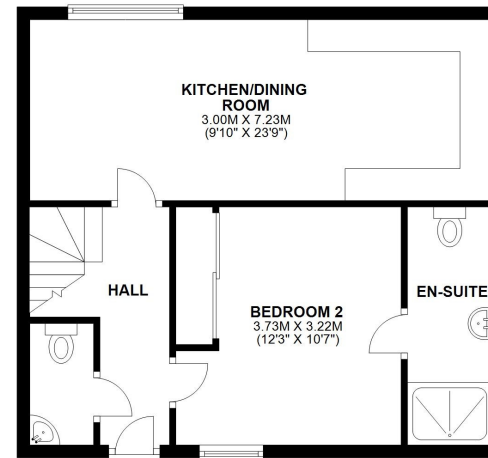
sales@cgpooks.co.uk

Occupying a lovely position within the sought after Leighton Park development, this beautifully presented two bedroom terrace of character offers well-designed accommodation, finished to a high standard throughout, while benefitting from a private garden and parking.

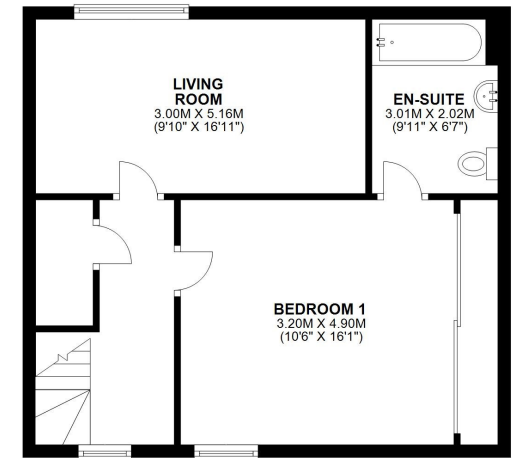
## KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to landing
- Impressive open plan kitchen/dining room, complete with integrated appliances and feature window to rear
- Ground floor double bedroom with built in wardrobes and en-suite shower room
- On the first floor is a spacious living room, also having a feature window to rear
- The master bedroom has full length built in wardrobes and a large en-suite bath/shower room
- Double glazed windows and gas fired central heating
- Private enclosed garden to the front of the property, partially laid to lawn, with planted borders and paved pathway
- A fantastic position within a peaceful and well-designed development, set in the extensive and well-kept private grounds of the former Shelton hospital, which was recently converted by Shropshire homes
- Located a few minutes' walk to the impressive Shelton cricket club and pitches, as well as bowling green. The property is also just a short walk from the Bicton shopping complex and supermarket, as well as other amenities including a good pub and restaurant

GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 97.0 SQ. METRES (1044.3 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 PlanLup.





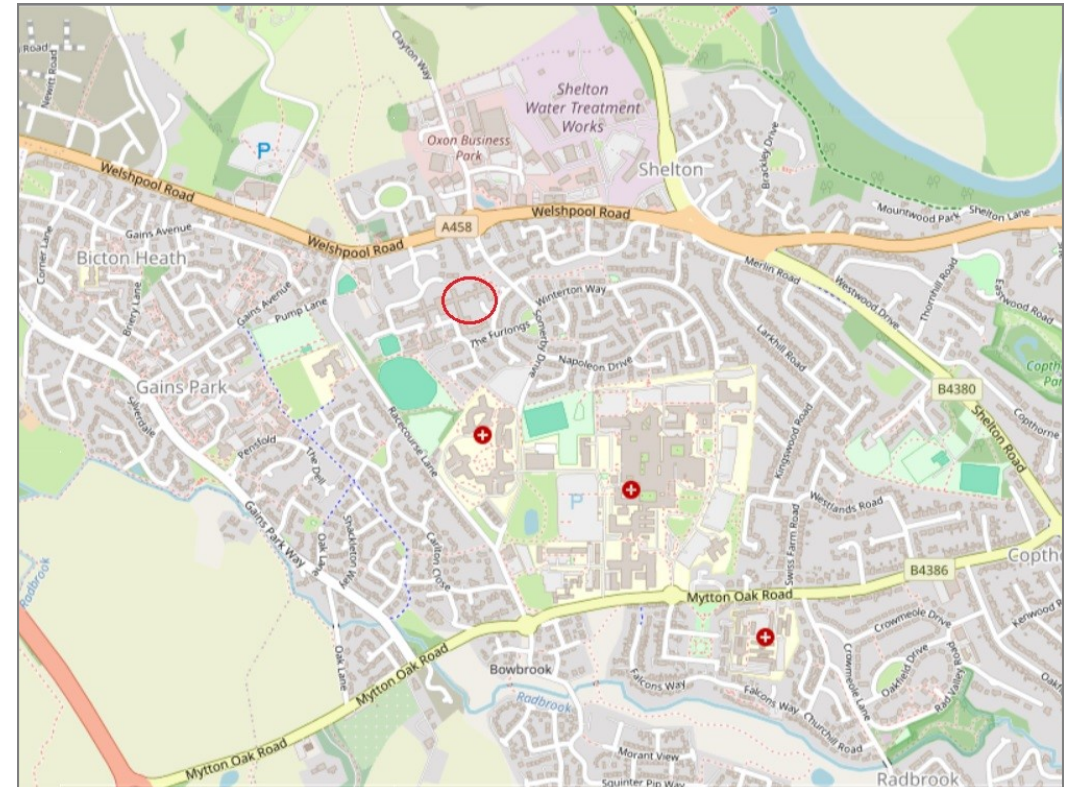




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Service Charge	<b>£1002.02 PA</b>
Ground Rent	<b>£282.43 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

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



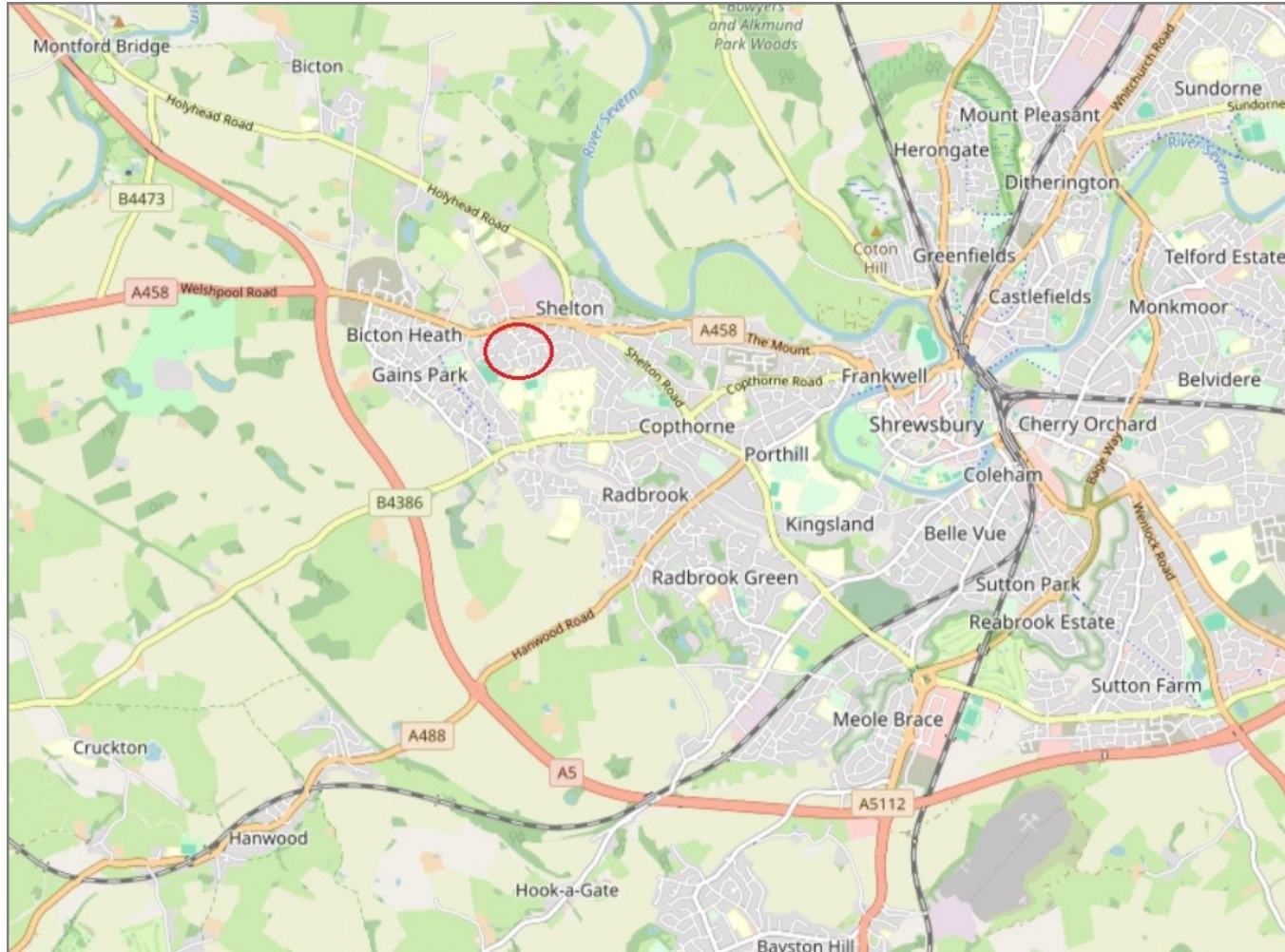
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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