



41 Lesley Owen Way, Sundorne, Shrewsbury, SY1 4RB

2 bedroom semi-detached house—£239,950 Freehold

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Coopergreenpooks.co.uk

£239,950 Freehold—2 bedroom semi-detached house

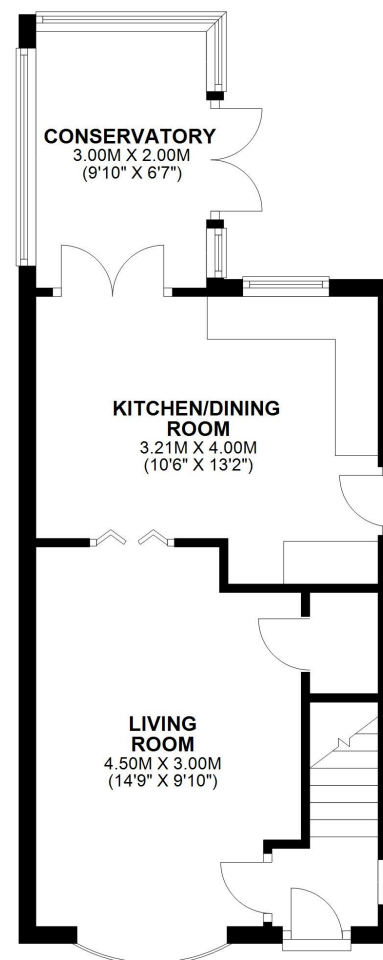
sales@cgpooks.co.uk

This beautifully presented and extended semi-detached house has been significantly improved to provide thoughtfully-designed accommodation, finished to a high standard throughout, while benefitting from a attractively landscaped rear garden and private driveway.

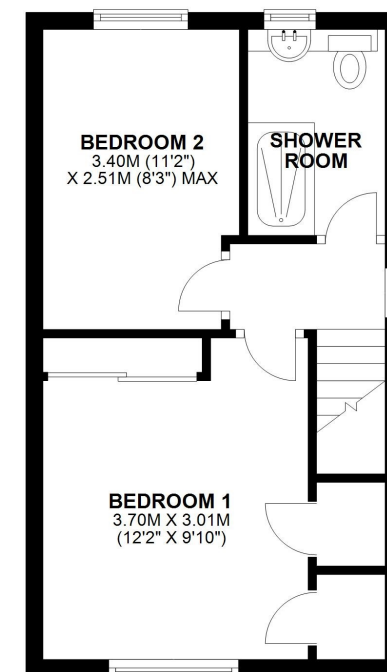
KEY FEATURES

- Entrance hall opening to living room with useful under stairs storage and bow window to front
- Open plan kitchen/dining room with a range of fitted units and part glazed door to side
- Well-designed conservatory with glazed double doors opening onto the garden
- Master bedroom with built in wardrobes
- A further generous single bedroom and re-fitted family shower room
- uPVC double glazed windows and gas fired central heating
- Impressive landscaped rear garden, partially laid to artificial lawn with paved sun terrace, timber store with power and lighting, and gated access to side. The garden has an abundance of specimen plants and trees, as well as Cotswold Stone gravelled pathways and Everedge painted steel edging
- Driveway to front providing parking for two cars and a further adjoining garden with porcelain non-slip tiles, Costwold gravel and planted border
- This property has been well-maintained and updated, with recent improvements including replacement front and rear doors, new boiler, re-fitted shower room, external landscaping, as well as general decoration throughout
- A lovely quiet location, less than a 10 minute drive from the town centre and a stone's throw from the national cycle path and lovely riverside walks. The property is also just a short walk from the Sports Village, Shrewsbury Club fitness and tennis centre, as well as various shops, schools, and supermarkets

GROUND FLOOR
APPROX. 35.9 SQ. METRES (386.3 SQ. FEET)



FIRST FLOOR
APPROX. 29.5 SQ. METRES (317.5 SQ. FEET)



TOTAL AREA: APPROX. 65.4 SQ. METRES (703.8 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.



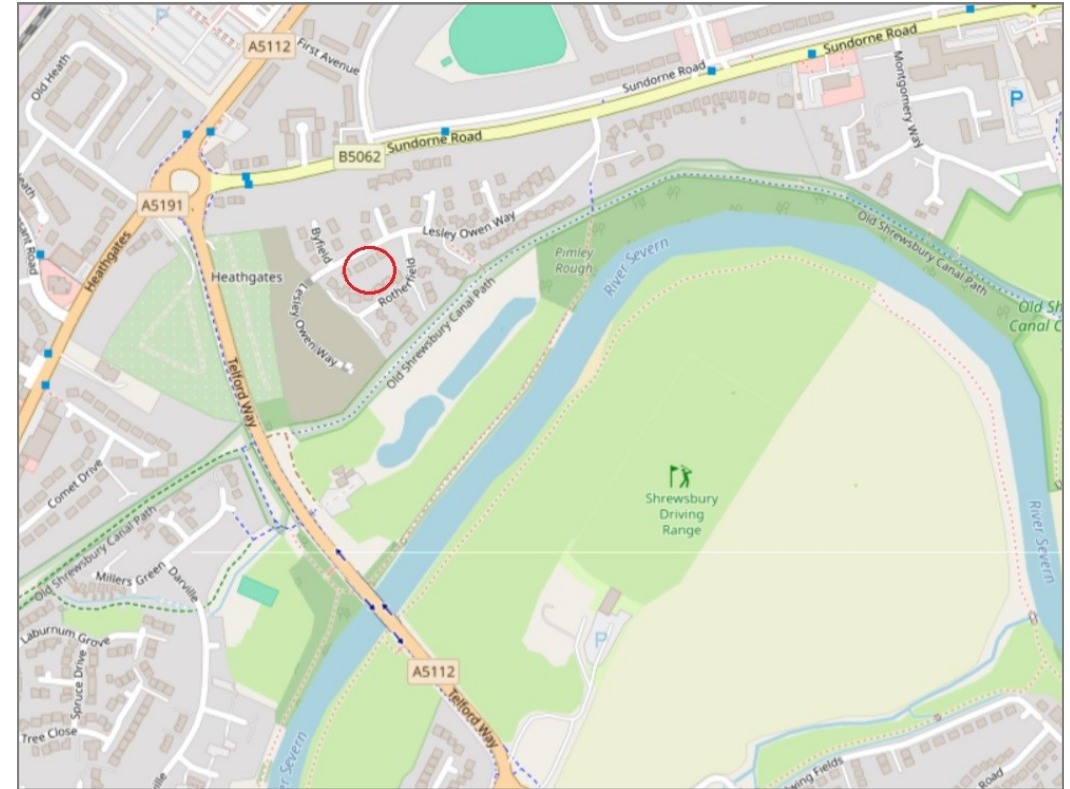
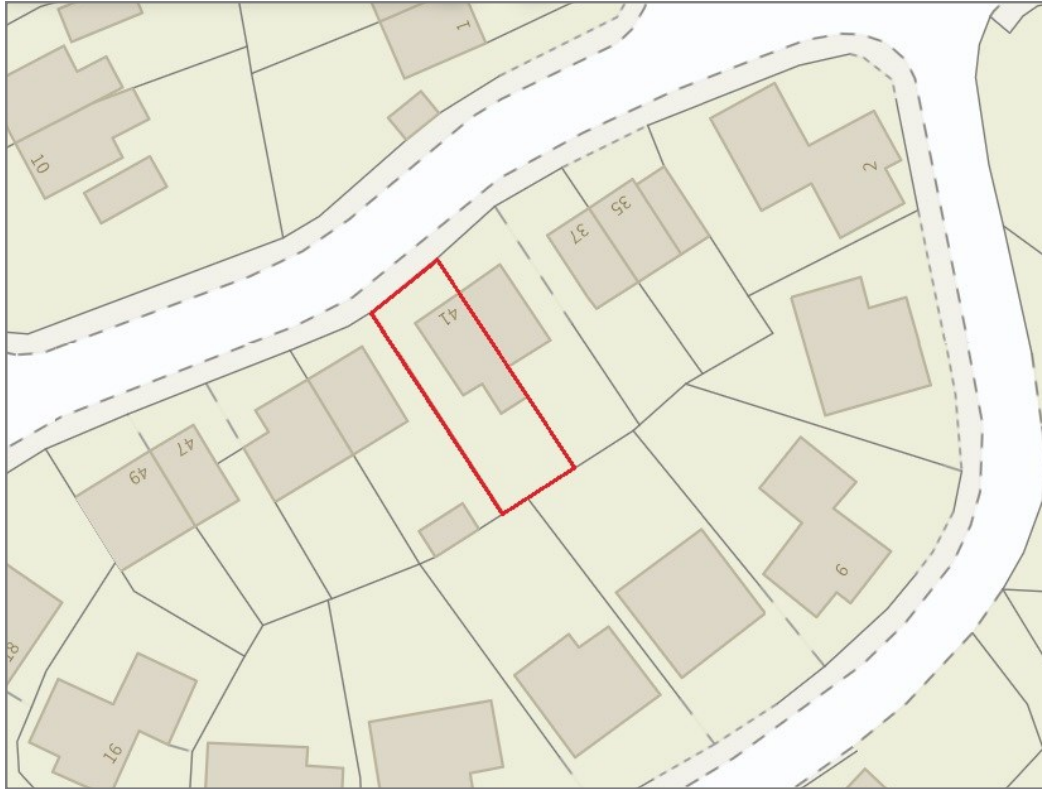




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BOUNDARIES NOT CONFIRMED

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

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



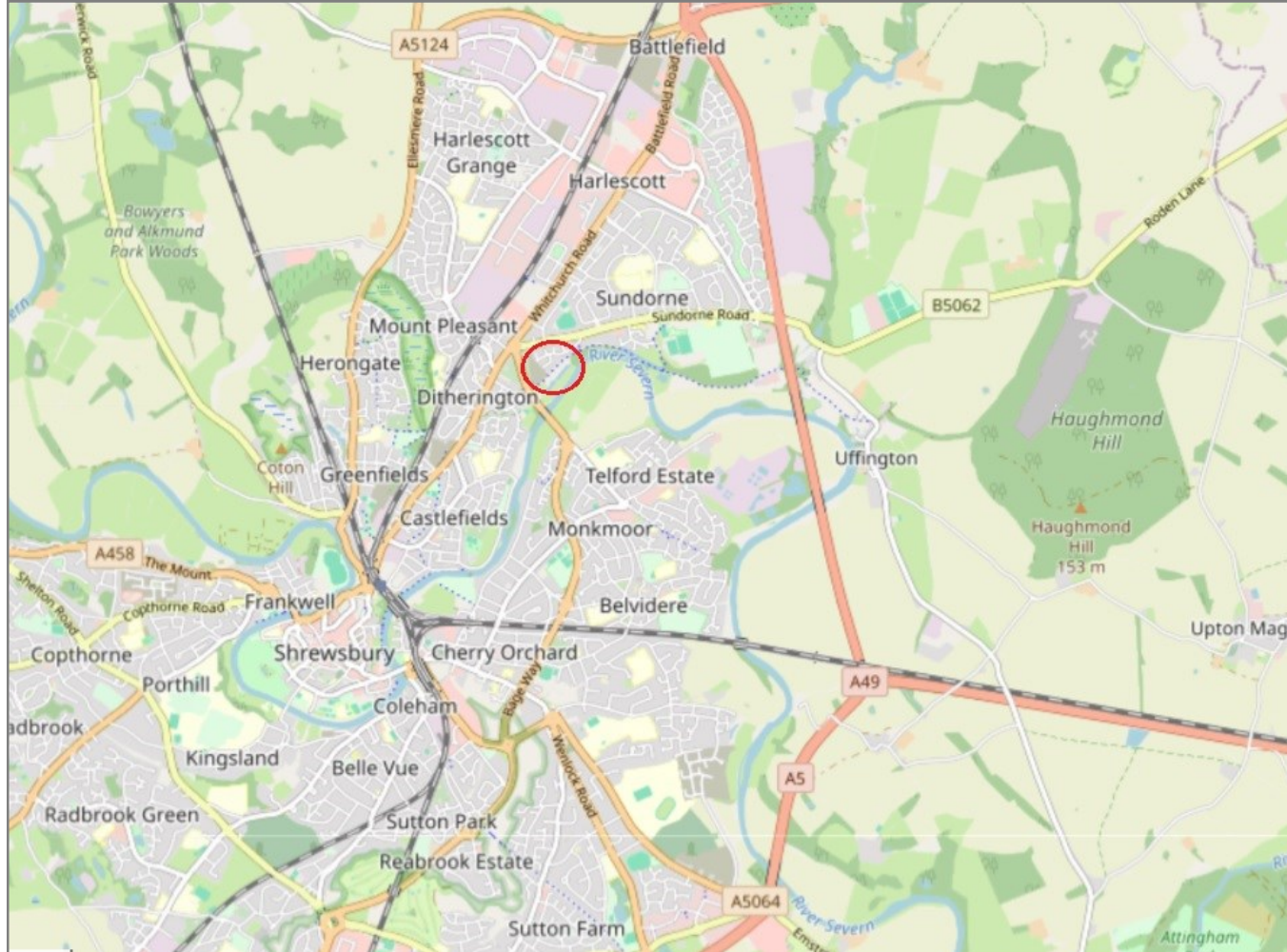
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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