

**COOPER
GREEN
POOKS**



209 Wenlock Road, Shrewsbury, SY2 6LD

3 bedroom detached house — £435,000 Freehold

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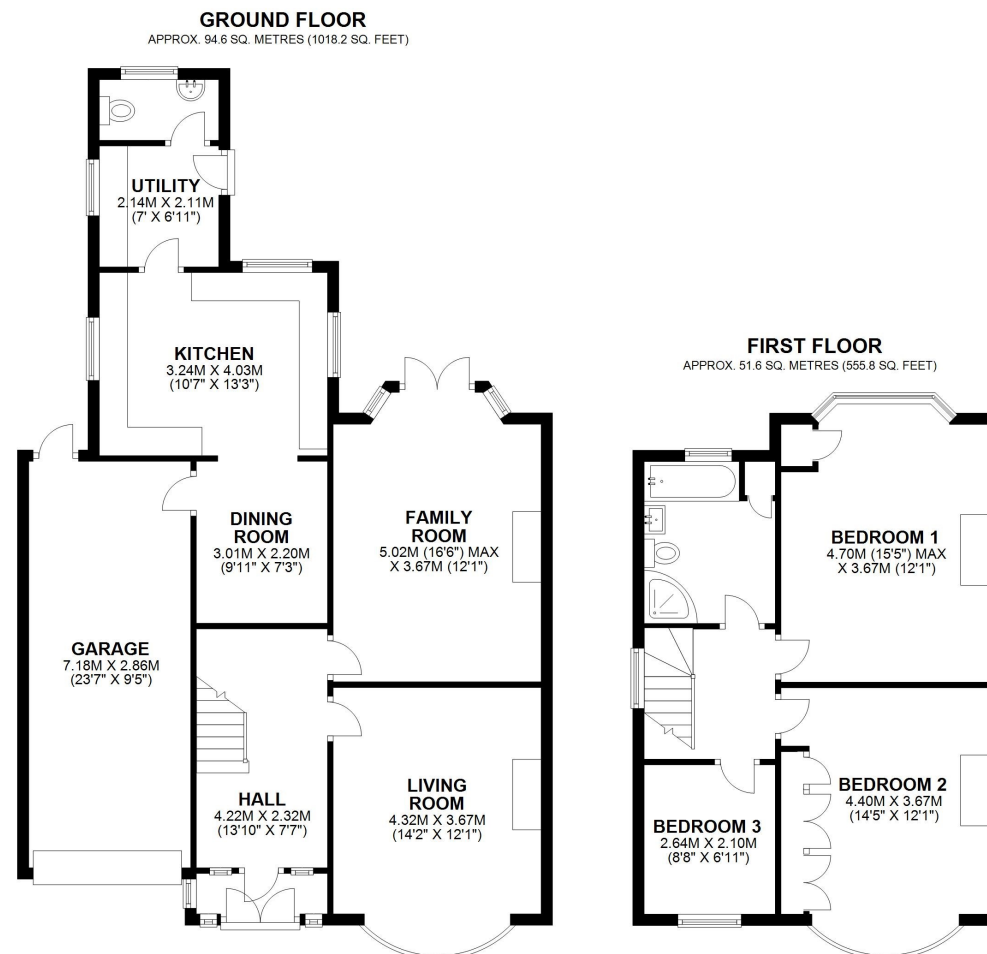
£435,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This very attractive and extended detached house is well situated in a popular and convenient location on the fringe of town, with a private landscaped rear garden, as well as views of Mereside park to the front.

KEY FEATURES

- Entrance vestibule to spacious hall with built in storage and original stained-glass windows to front.
- Living room with feature fireplace and bay window.
- Separate family room with further feature fireplace and bay to rear, which also has a glazed double door to patio.
- Dining room opening to a good sized kitchen with windows to 3 elevations.
- Utility room providing access to garden and also a cloakroom.
- Staircase from hall to landing where there are 3 bedrooms and a family bathroom with separate shower.
- Gas fired central heating and double-glazed windows.
- Driveway providing parking for about 3 cars and access to a large garage which has a further door to rear garden.
- Beautifully landscaped and private rear garden which is mainly lawned with established borders and a large stone paved sun terrace.
- Really good location, a stones throw from Mereside park, as well as being convenient for the primary school, retail parks, town centre and bypass.
- Vacant with no onward chain.



TOTAL AREA: APPROX. 146.2 SQ. METRES (1574.0 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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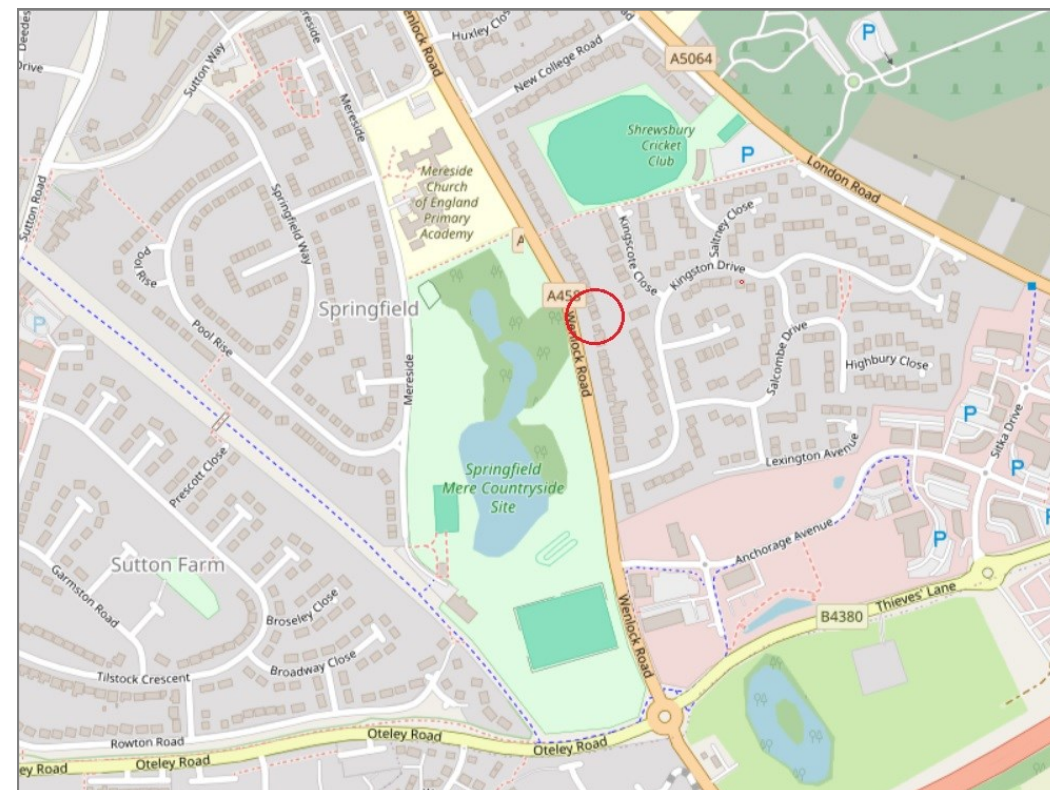
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

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



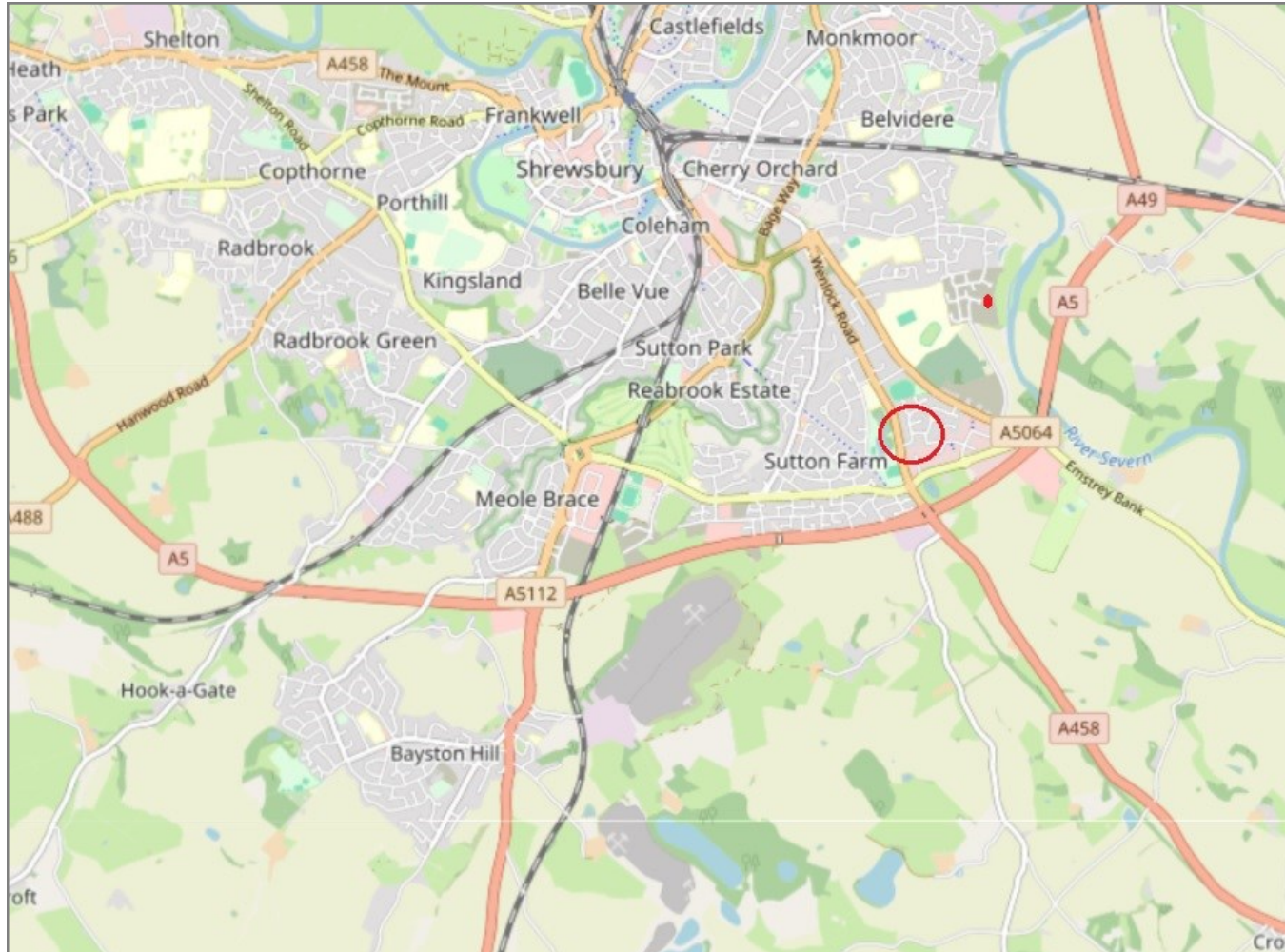
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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