

**COOPER  
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POOKS**

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**R SALE**  
43 276666

**171 Wenlock Road, Shrewsbury, SY2 6LB**

3 bedroom detached house — £410,000 Freehold



# 171 Wenlock Road, Shrewsbury, SY2 6LB

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£410,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic plot adjoining the grounds of Shrewsbury Cricket Club, this attractive detached house offers well-proportioned accommodation with plenty of potential, while benefitting from a good sized rear garden, private gated driveway and detached garage.

## KEY FEATURES

- Entrance porch opening to impressive hallway with decorative quarry tiled flooring, stained glass windows and useful under stairs storage
- Living room with feature fireplace, wood burning stove and bay window to front
- Separate dining room, also having a feature fireplace and built in cupboards
- Fitted kitchen opening to the large conservatory, which provides access to the rear garden, cloakroom and dining room
- Two double bedrooms, one having a bay window to front and the other having built in wardrobes
- A further generous single bedroom and family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Lovely views from the first floor over the cricket grounds to the rear and school playing fields to the front
- Private, established rear garden, laid to lawn with paved terrace, planted borders and gateway onto the adjoining field
- Driveway to front providing plenty of parking and access to the detached single garage
- A superb location, just a short distance from excellent primary and secondary schools, road links via the bypass, and less than two miles from the town centre
- Although in need of some general modernisation, this property offers great potential to create a stunning family home



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 Planity.



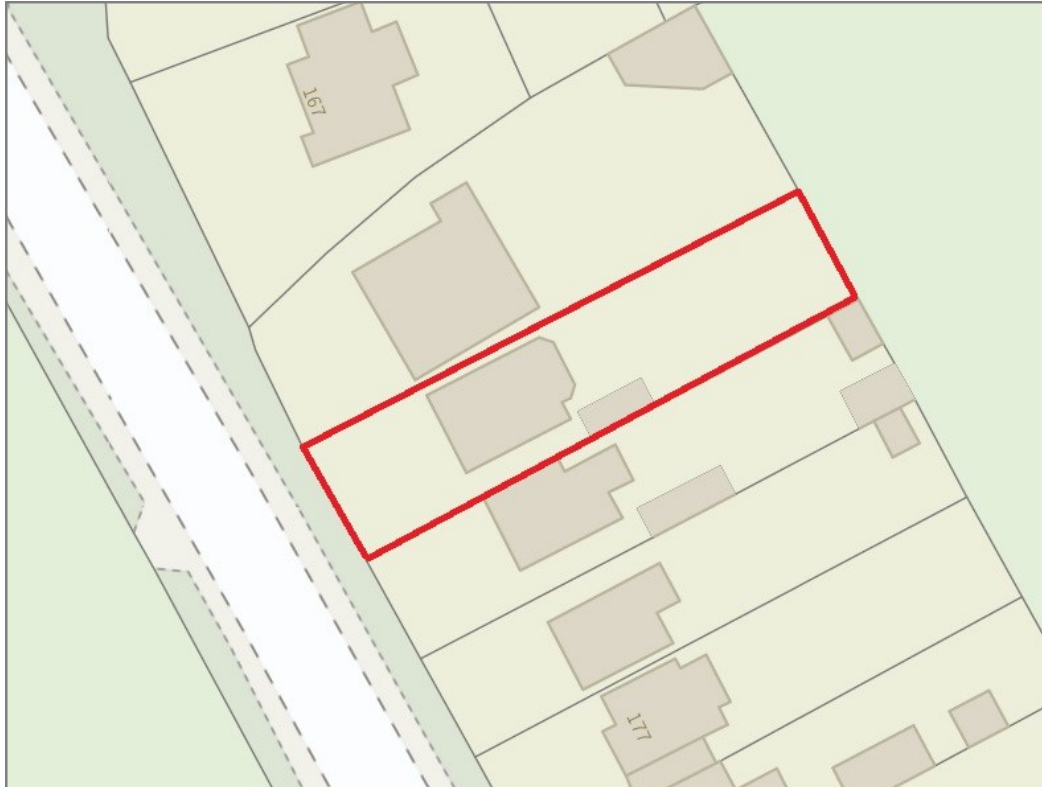




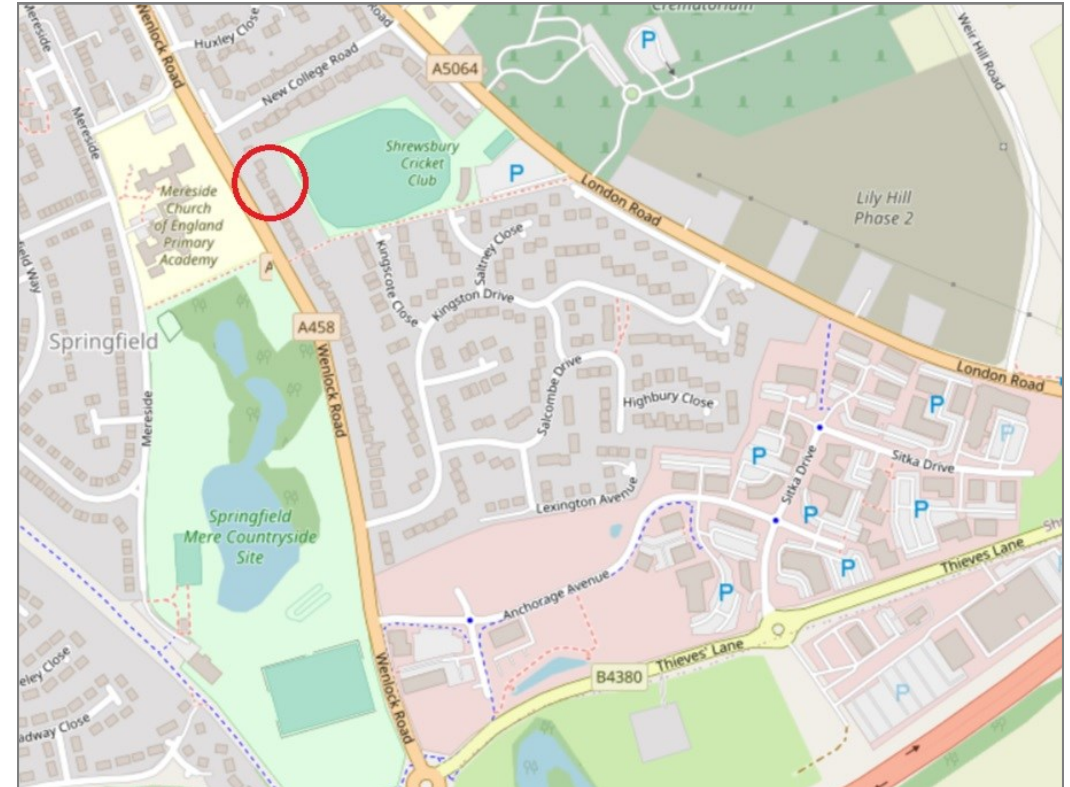
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BOUNDARIES NOT CONFIRMED



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

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



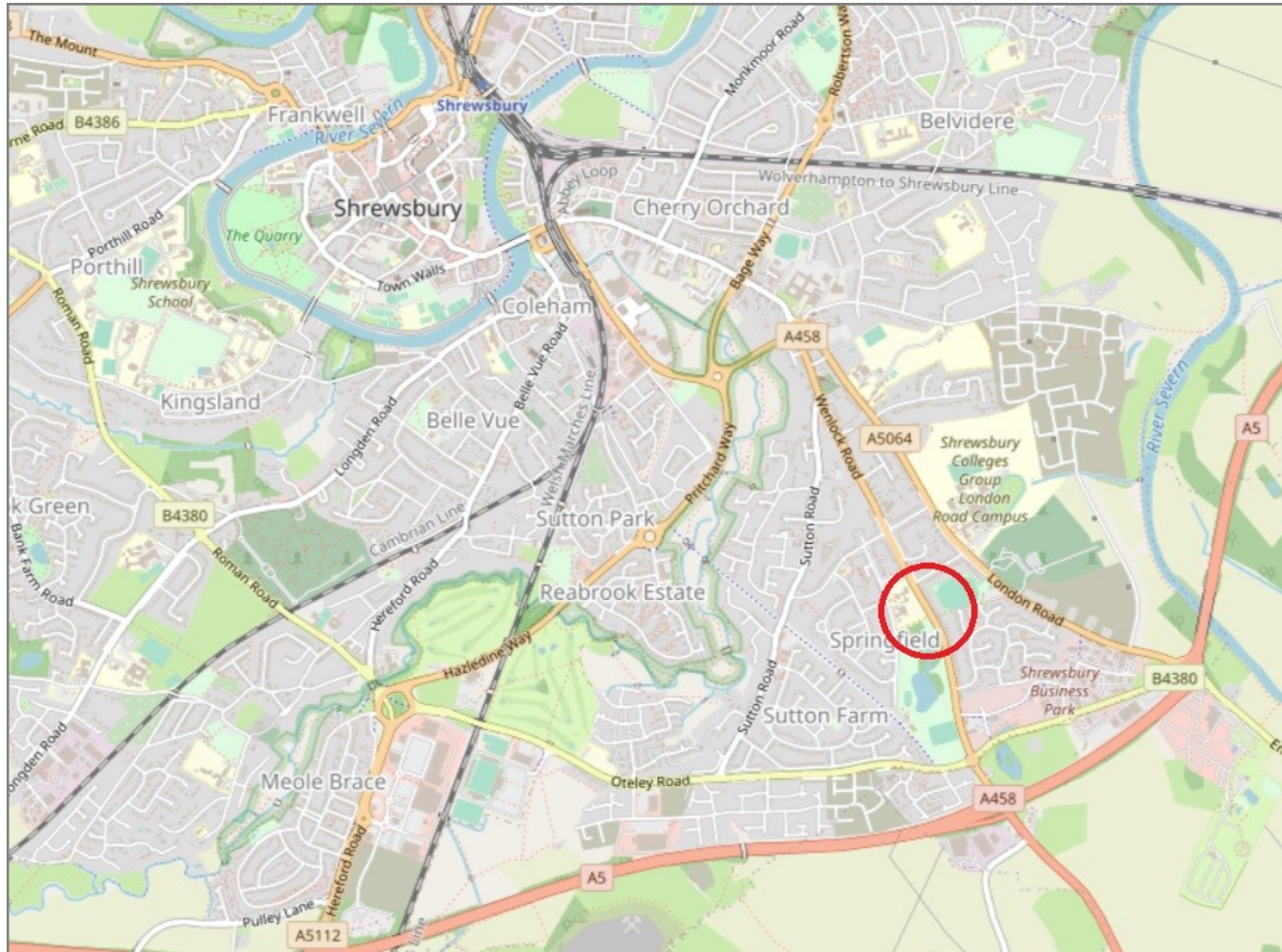
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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