

**COOPER
GREEN
POOKS**

**COOPER
GREEN
POOKS**
R SALE
43 276656

171 Wenlock Road, Shrewsbury, SY2 6LB

3 bedroom detached house — £380,000 Freehold

171 Wenlock Road, Shrewsbury, SY2 6LB

Coopergreenpooks.co.uk

£380,000 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.

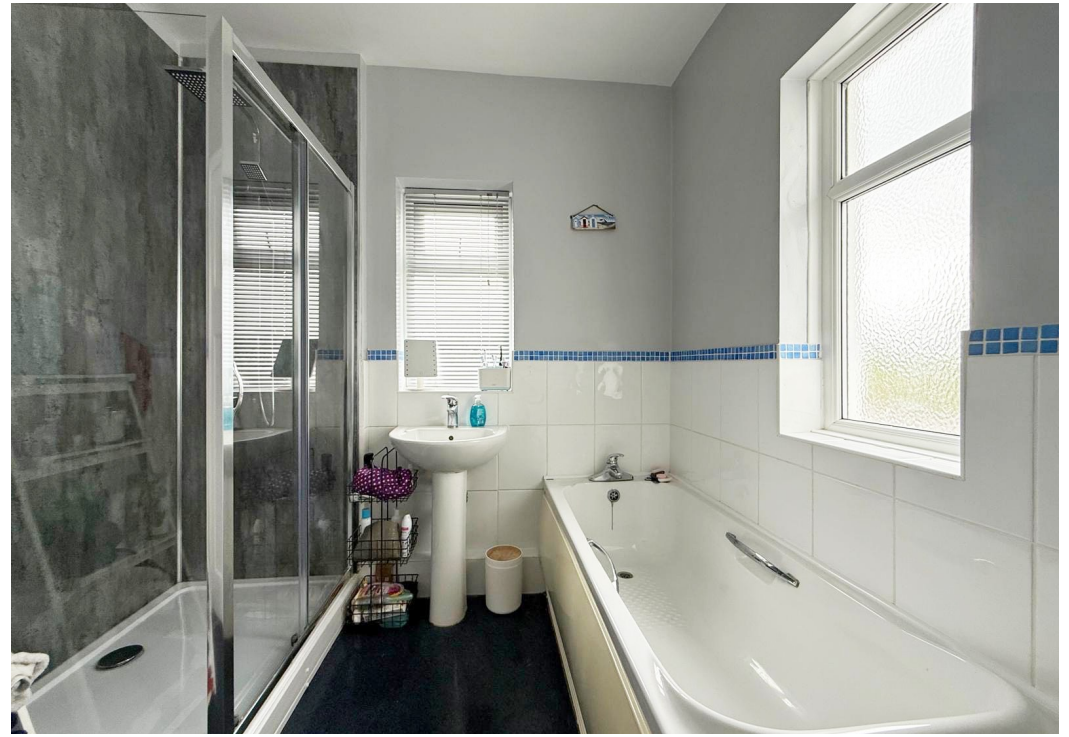
KEY FEATURES

- 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 PlanItUp.



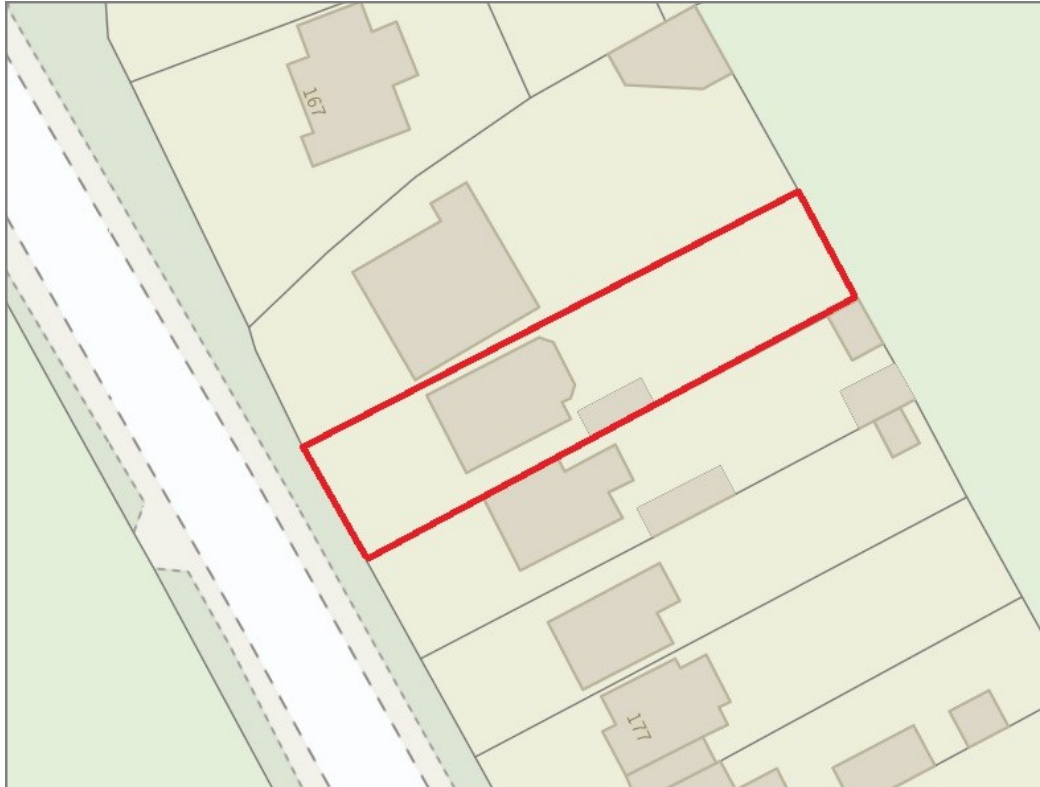




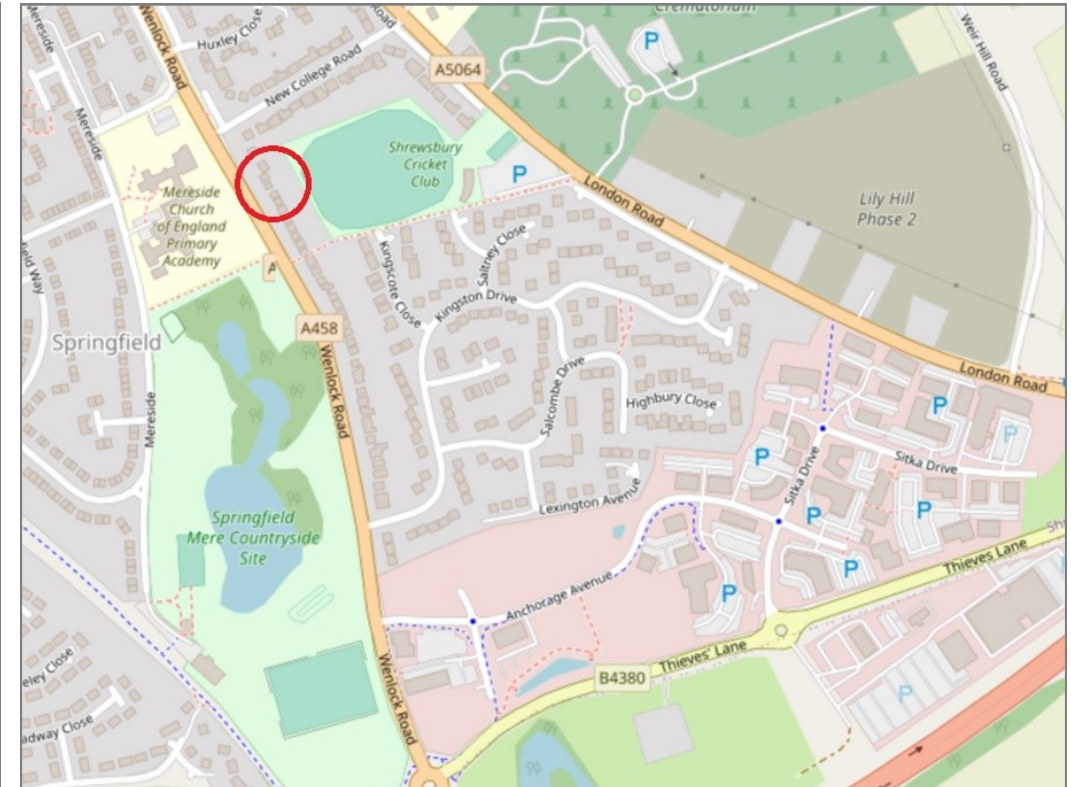
171 Wenlock Road, Shrewsbury, SY2 6LB

£380,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED



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

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



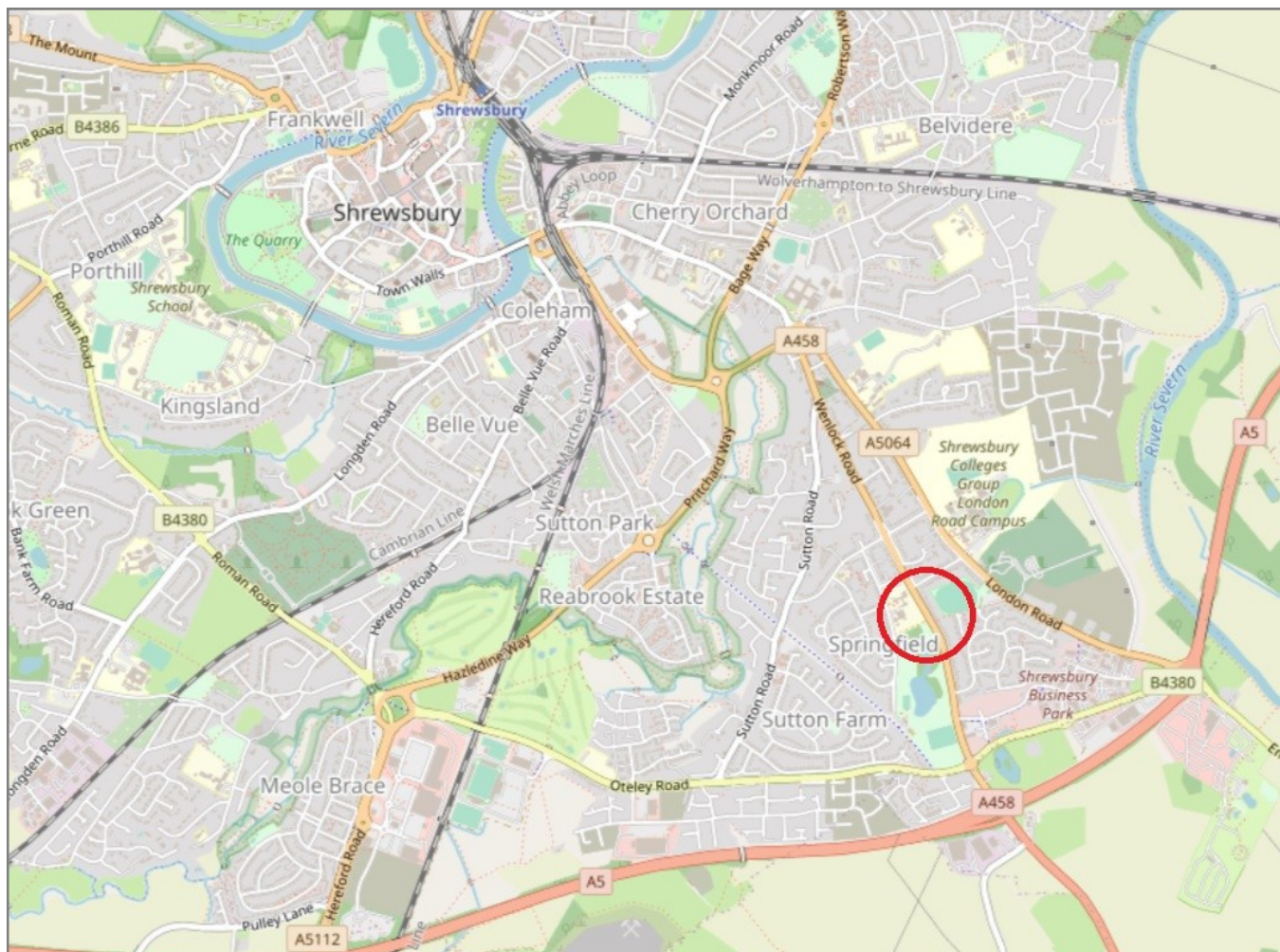
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

171 Wenlock Road, Shrewsbury, SY2 6LB

Coopergreenpooks.co.uk

£380,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.