



18 Oliver Road, Leighton Park, Shrewsbury SY3 5FX

2 bedroom end terrace house—£250,000 Freehold

18 Oliver Road, Leighton Park, Shrewsbury SY3 5FX

£250,000 Freehold—2 bedroom end terrace house

sales@cgpooks.co.uk

This attractively designed and extended modern semi-detached home is well situated within the impressive Leighton Park development, with a private south facing rear garden and driveway providing parking for 2 cars.

KEY FEATURES

- Covered entrance area to hall with wood effect flooring and window to front.
- Well fitted kitchen/breakfast room with tiled flooring and window to garden. There is also built in store and a cloakroom.
- Lovely conservatory to rear, which is heated with glazed double doors to both the garden and also the kitchen, as well as having tiled flooring to match.
- Staircase from living room to the first-floor landing where there are 2 double bedrooms and a bathroom.
- uPVC double glazed windows and gas fired central heating.
- Driveway to front providing parking for 2 cars.
- Gated access along the side of the property to the south facing rear garden, which is laid to lawn with a paved sun terrace.
- Well situated at the end of a quiet and private cul de sac within the popular and very attractive Leighton park development.
- Few minutes' walk from the Shelton cricket and bowling clubs, as well as a great pub/restaurant and the Bicton shopping complex.

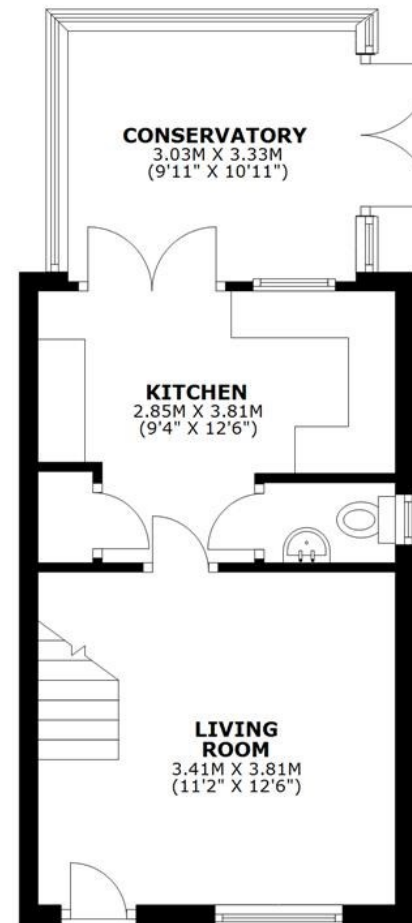
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666

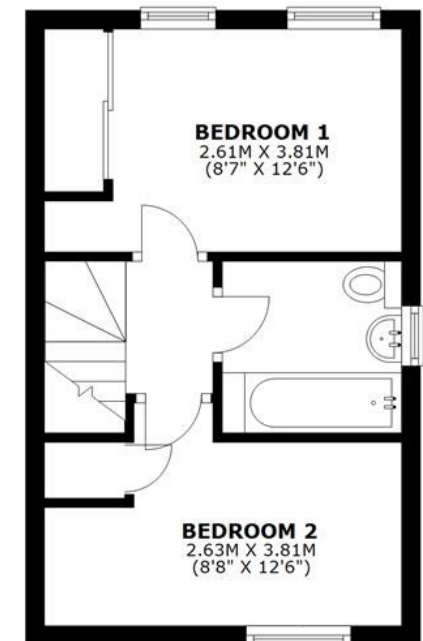


Coopergreenpooks.co.uk

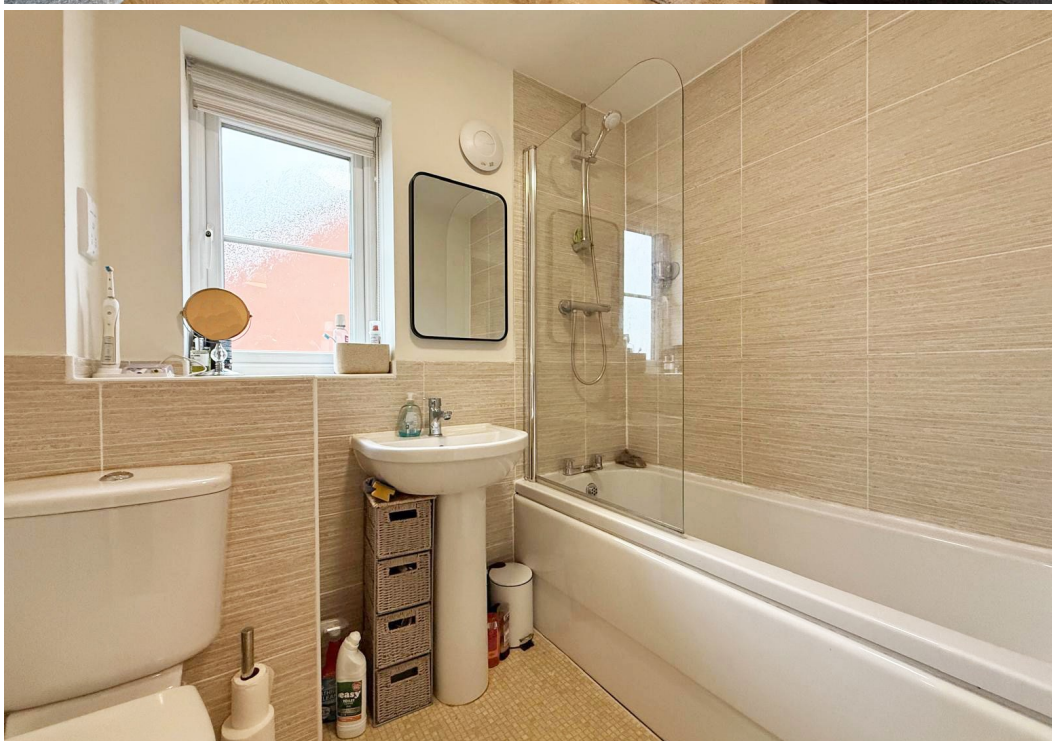
GROUND FLOOR
APPROX. 33.6 SQ. METRES (362.1 SQ. FEET)



FIRST FLOOR
APPROX. 24.5 SQ. METRES (263.4 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.5 SQ. FEET)





18 Oliver Road, Leighton Park, Shrewsbury SY3 5FX

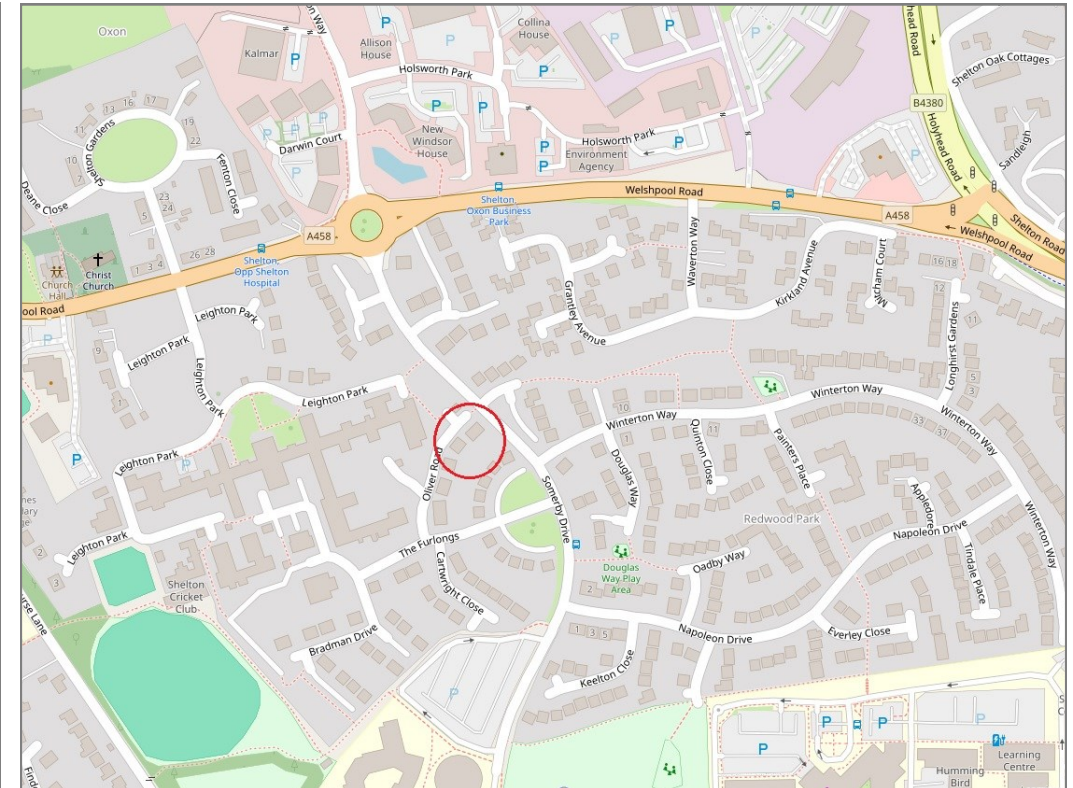
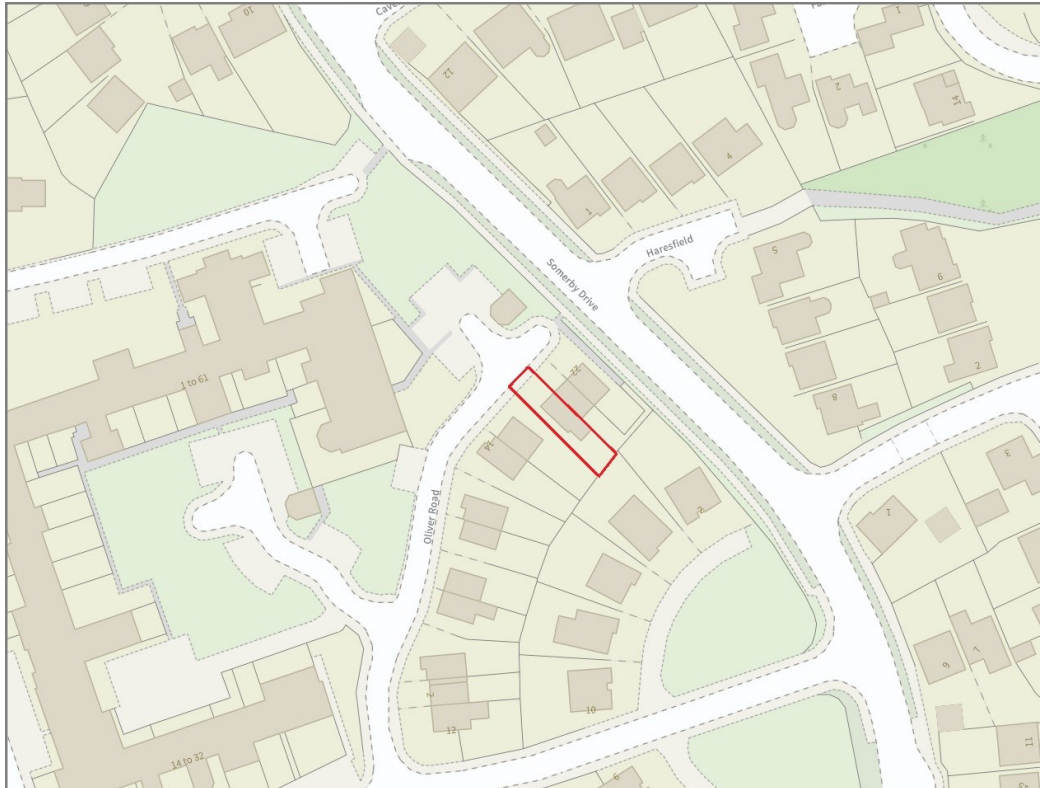
£250,000 Freehold—2 bedroom end terrace house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
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.

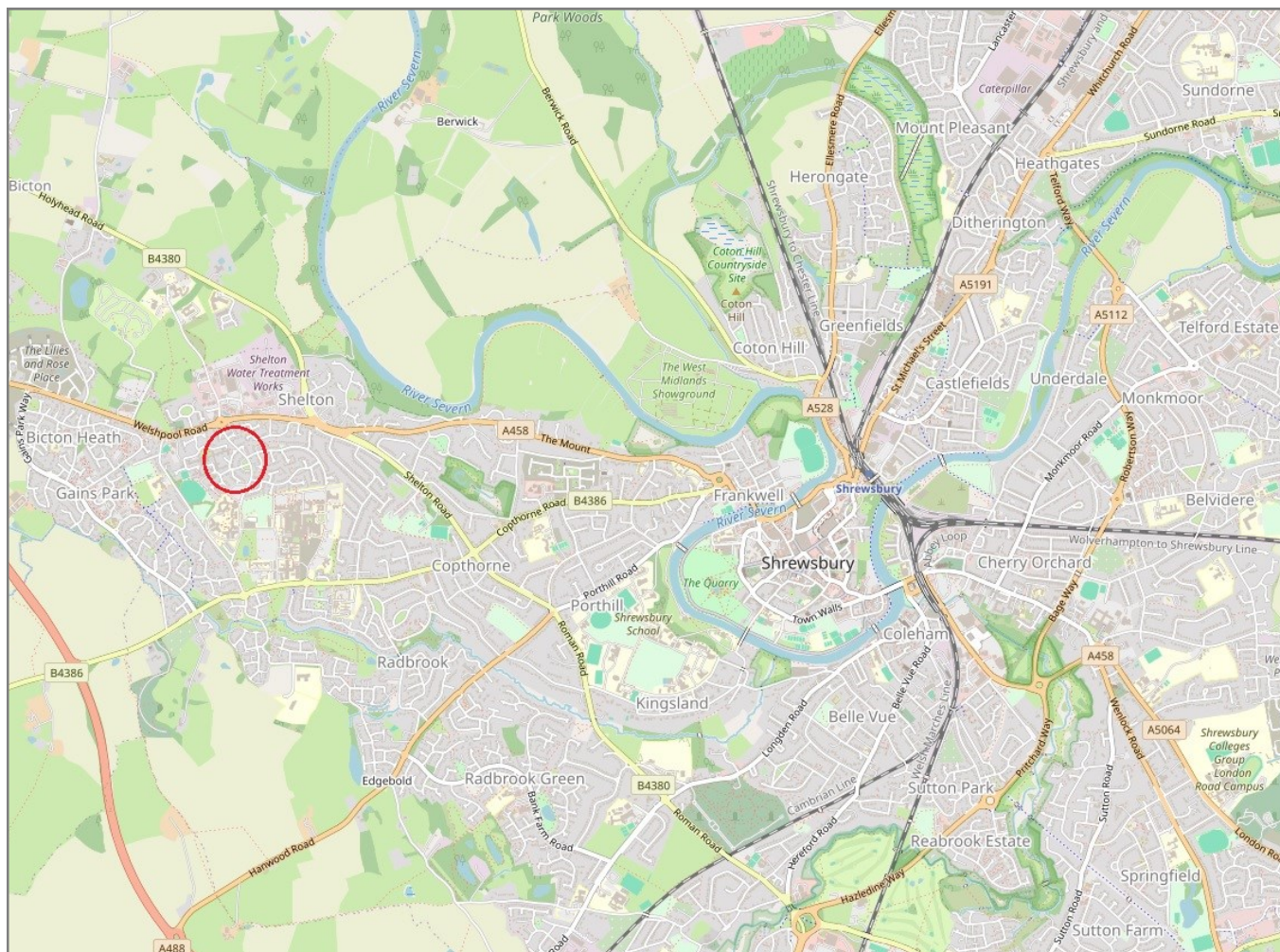
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

18 Oliver Road, Leighton Park, Shrewsbury SY3 5FX

Coopergreenpooks.co.uk

£250,000 Freehold—2 bedroom end terrace 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.