



8 Roman Road, Shrewsbury, SY3 9AU

5 bedroom semi-detached house—£700,000 Freehold

8 Roman Road, Shrewsbury, SY3 9AU

£700,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

An extremely attractive 3 storey semi-detached house of character, providing excellent family accommodation with large private garden, in one of the towns most popular areas, close to very good schools, Quarry Park and town centre.

KEY FEATURES

- Lovely entrance hall having oak parquet flooring
- Separate living and dining rooms connected by original bi-folding doors with the living room also having feature fireplace and wood burner, as well as bay window with glazed door to garden
- Kitchen/breakfast room with side hall and cloakroom
- 5 good sized bedrooms over the first and second floors (4 doubles)
- Re-fitted bathroom with separate shower
- Extensive gravelled driveway to front and side with double gated access to a garage/store to rear
- Large private south west facing rear garden
- Excellent school catchment area, including Woodfield/St. George's and Priory Secondary. Also a 2 minute walk to Shrewsbury School
- 5/10 minute walk from the Boathouse pub/restaurant, Quarry Park and town centre
- The property has also recently had planning permission approved for a sizeable single storey extension, for further information please visit Shropshire Planning Portal ref 23/05241/FUL.



Total area: approx. 172.0 sq. metres (1851.5 sq. feet)







8 Roman Road, Shrewsbury, SY3 9AU

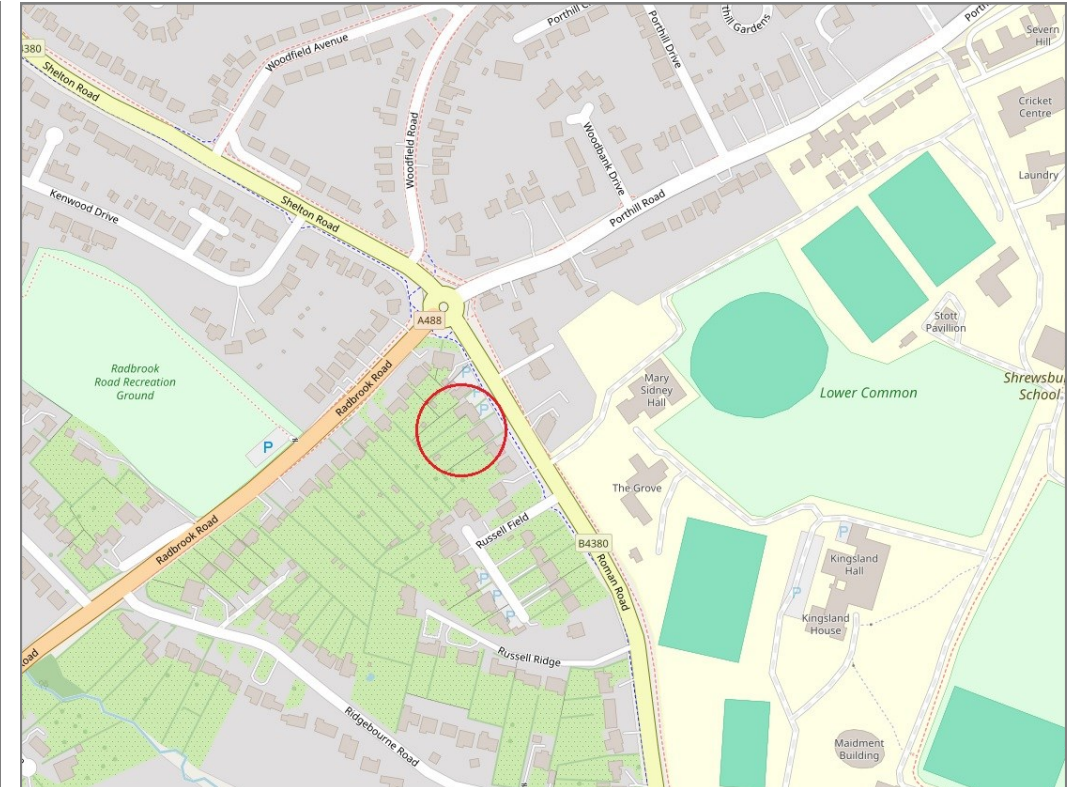
£700,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	TBC
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.

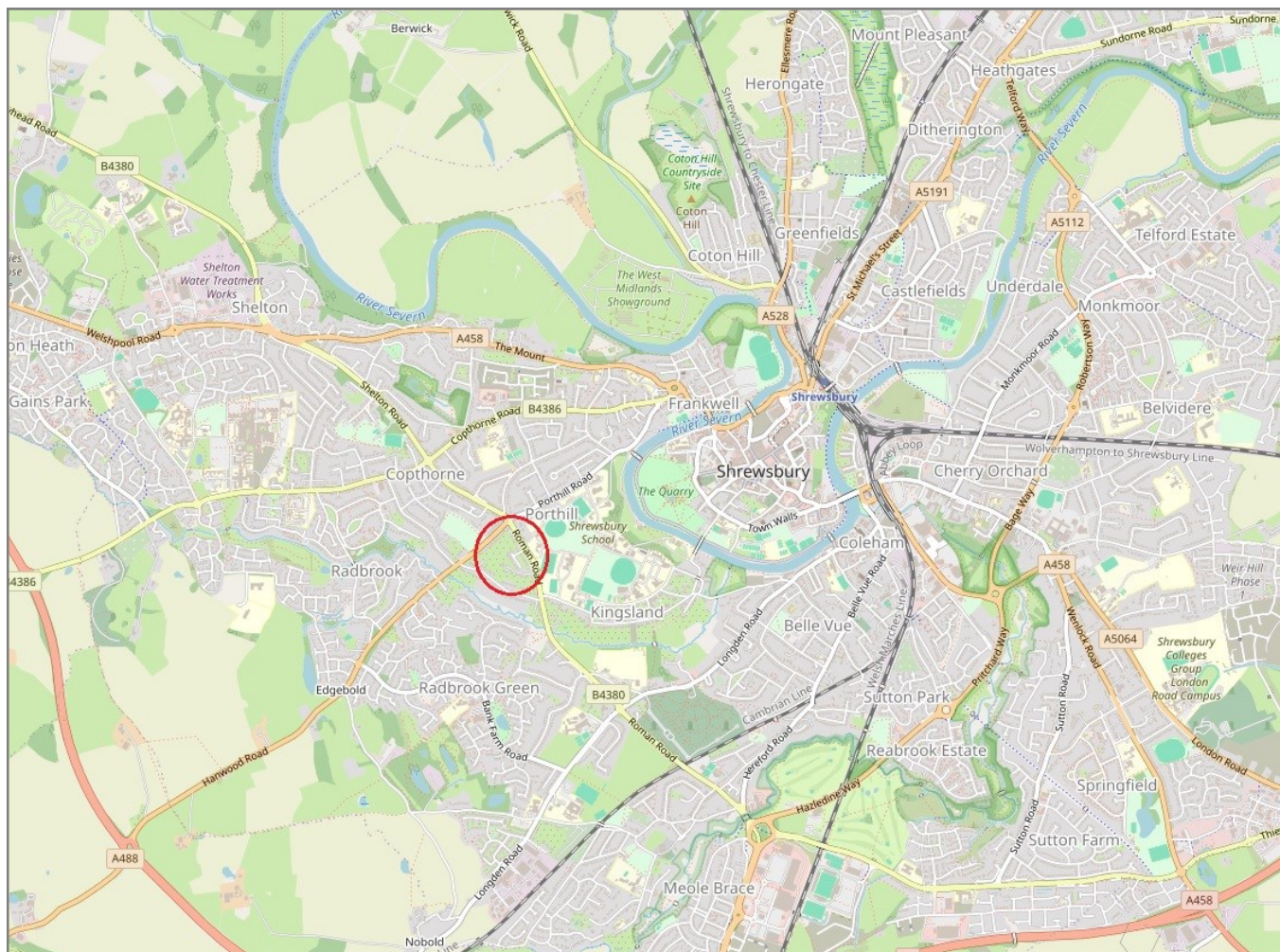
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

8 Roman Road, Shrewsbury, SY3 9AU

Coopergreenpooks.co.uk

£700,000 Freehold—5 bedroom semi-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.