



76 Mereside, Springfield, Shrewsbury, SY2 6LQ

3 bedroom terrace house—£245,000 Freehold

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sales@cgpooks.co.uk

Occupying a fantastic position with lovely views over green open space and the Mere Pool, this spacious terraced house has been significantly improved to provide beautifully presented and well-designed accommodation, while benefitting from a large rear garden and private driveway.

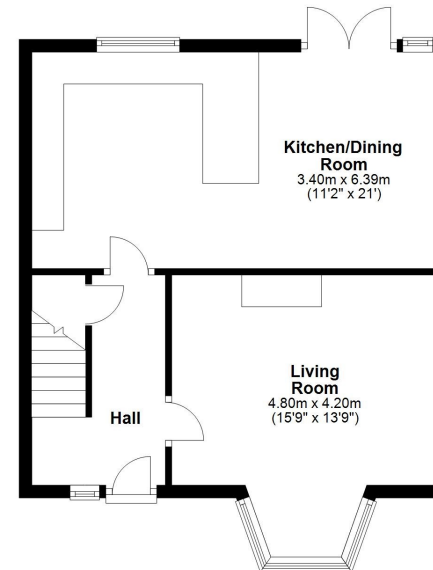
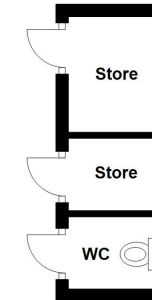
KEY FEATURES

- Good sized entrance hall with useful under stairs storage
- Living room with feature fireplace, multi-fuel stove and bay window to front
- Impressive open plan kitchen/dining room, complete with integrated appliances, solid oak work surfaces and glazed double doors to rear garden
- Two double bedrooms with built in wardrobes
- A further large single bedroom and separate family bathroom
- uPVC double glazed windows, gas fired central heating and full fibre broadband
- Landscaped rear garden, laid to lawn with Indian stone paved terrace and planted borders
- Brick outbuildings including a WC and two stores, as well as gated side access
- Private driveway providing plenty of parking
- The property has been significantly improved by the current owners and in 2014 works included; replacement kitchen and bathroom, new boiler and heating system, full re-wiring, new windows and doors, landscaping of the garden and re-surfaced driveway
- A great location, just a short walk from the local primary school, a selection of amenities, and less than two miles from the town centre

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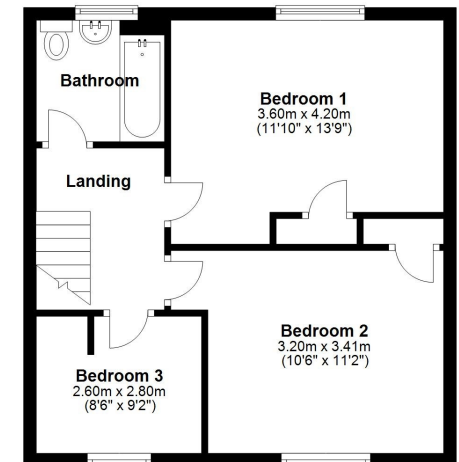
Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 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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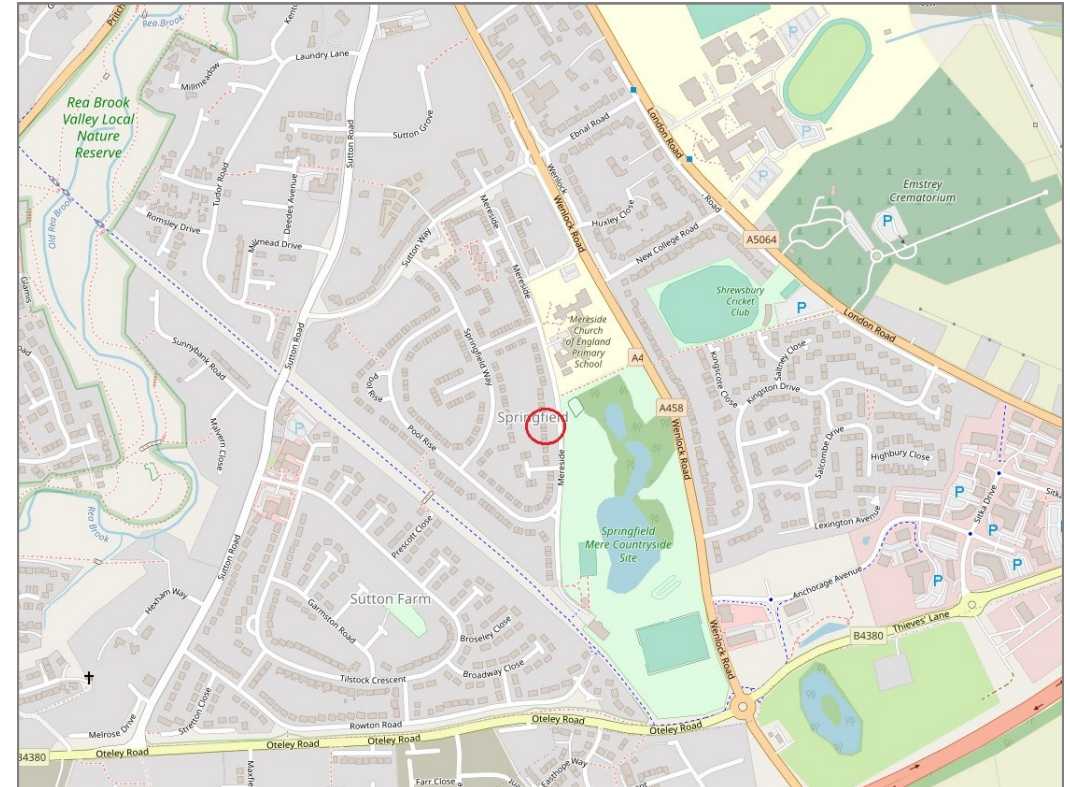
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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC	Band C
Services	All mains services are connected

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.

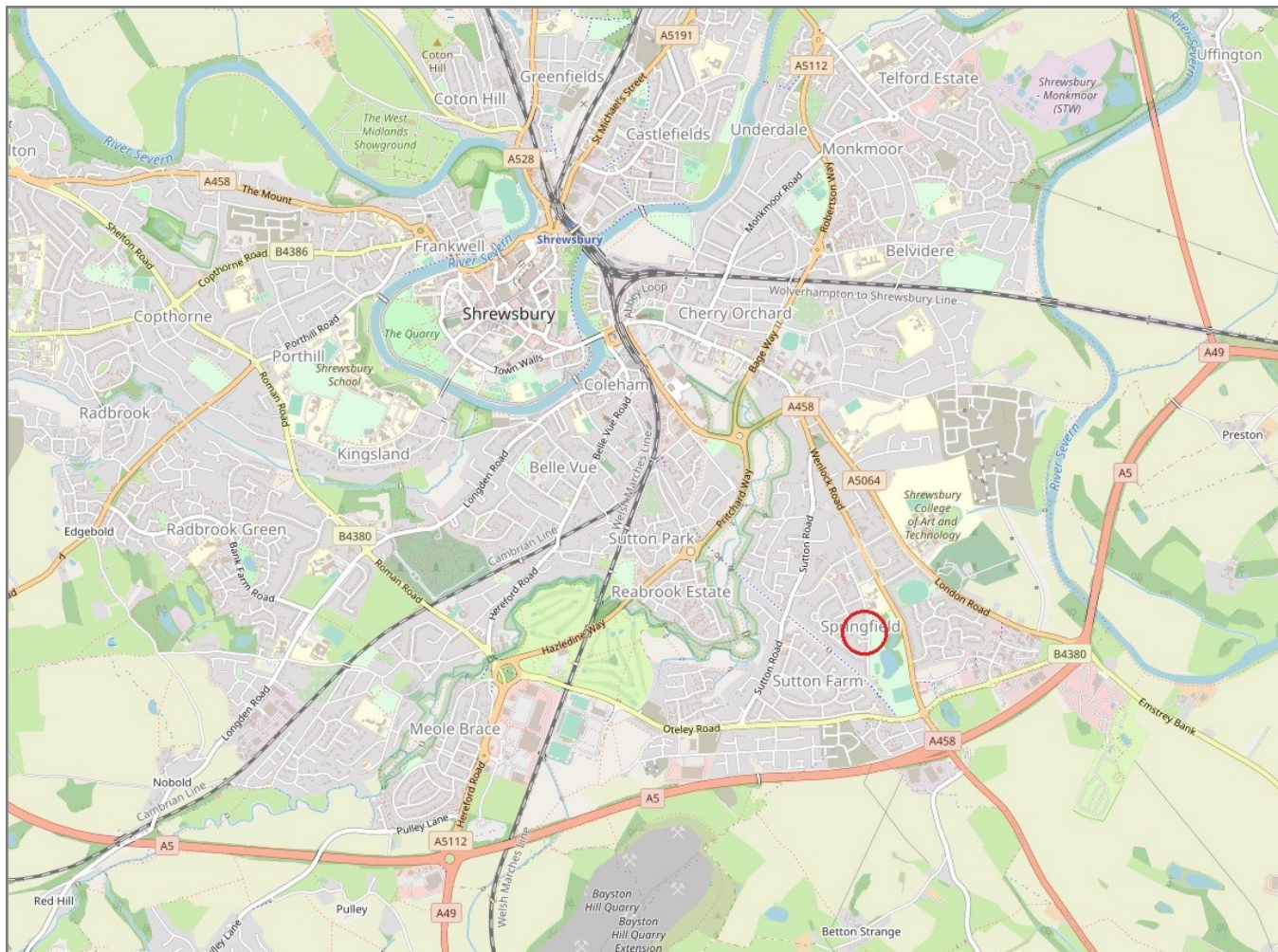
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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