





# 29 Oliver Road, Leighton Park, Shrewsbury, SY3 5FX

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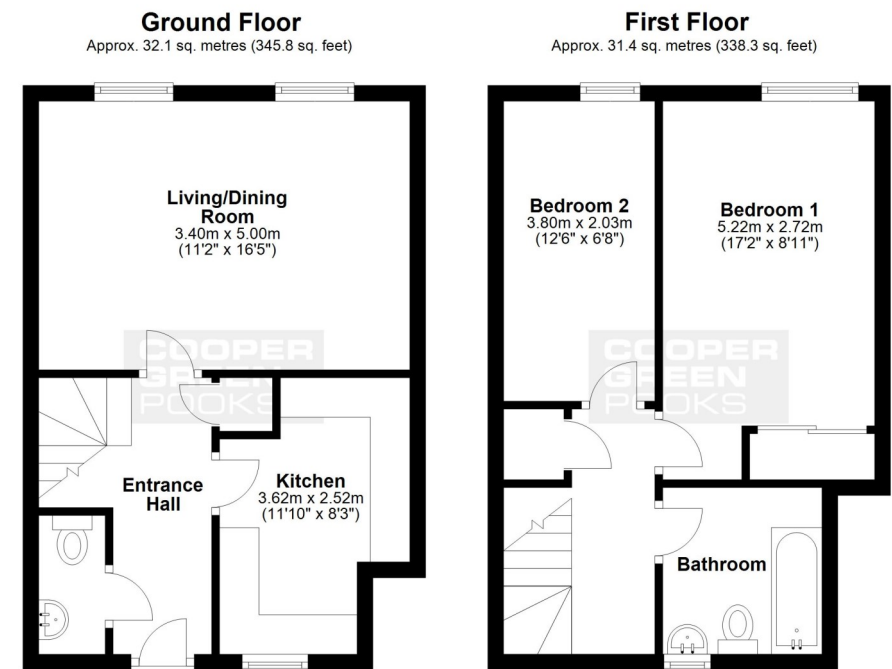
£253,000 Leasehold—2 bedroom terrace house

sales@cgpooks.co.uk

Located in a lovely setting within the sought after Leighton Park development, this incredibly stylish and very attractive Grade II listed mews house has a beautifully presented and high specification interior, along with private courtyard garden and parking space.

## KEY FEATURES

- Light and well configured accommodation over 2 floors with many additional high-end features commissioned by the current owners
- Original double-glazed crittall windows and electric heating system
- Steps with wrought iron handrails to raised entrance area with canopy
- Entrance hall with Grespania tiled floor and cloakroom which has an inset original antique Herbeau hand basin
- Open plan living/dining room with wood effect flooring, as well as under floor heating, feature mirror panelled wall and 2 windows to rear
- Superbly appointed kitchen fitted with an extensive range of units, along with integrated appliances including induction hob, double oven, fridge freezer, washer/dryer and dishwasher included in the purchase price and further Grespania tiled flooring
- Turning staircase from hall to landing where there is built in storage
- 2 double bedrooms. The main bedroom has a built in double wardrobe and the second has been cleverly designed to provide a mezzanine sleeping area, which also allows a desk and dressing area under, along with wardrobe space
- Well-appointed and good-sized bathroom
- Attractively landscaped garden, which is lawned with established beds, paved pathway, and seating area. In addition to which there is an allocated parking space and additional guest parking
- Fantastic position within a peaceful and well-designed development, set in the extensive and well-kept private grounds of the former Shelton hospital, which was recently converted by Shropshire homes
- Few minutes' walk to the impressive Shelton cricket club and pitches, as well as bowling green. The property is also just a short walk from the Bicton shopping complex and supermarket, as well as other amenities including a good pub and restaurant
- Agents note: photos used were taken prior to current ownership



Total area: approx. 63.6 sq. metres (684.1 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.













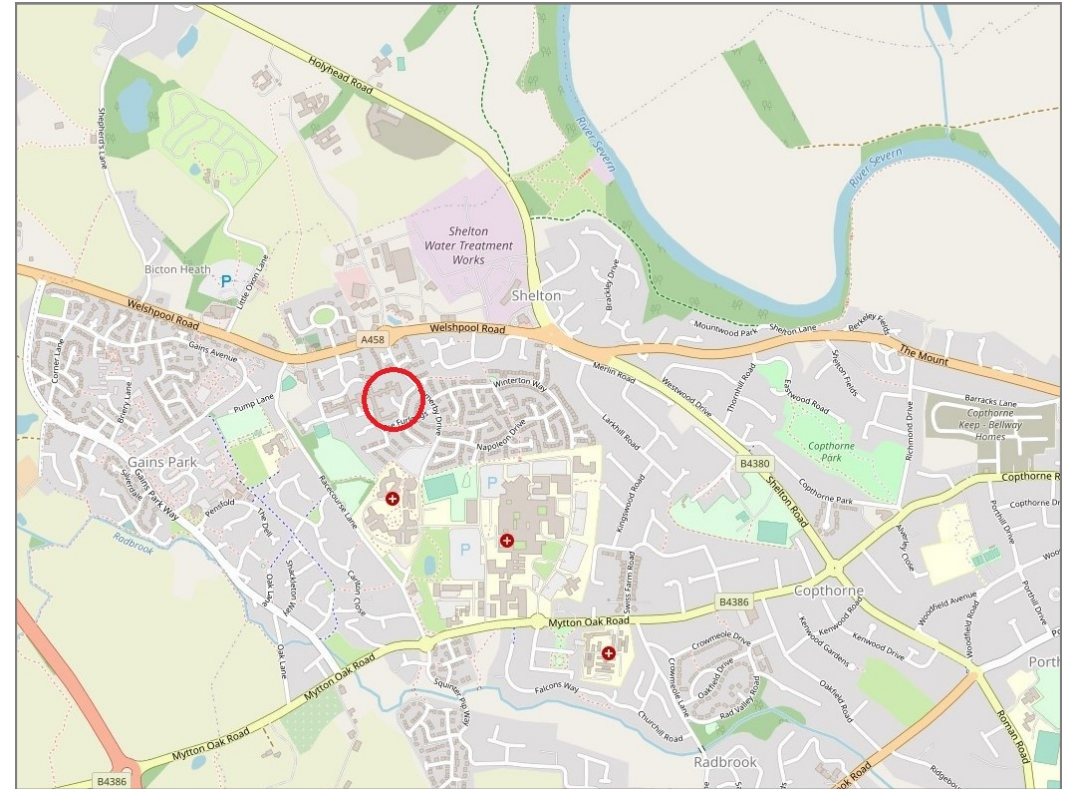
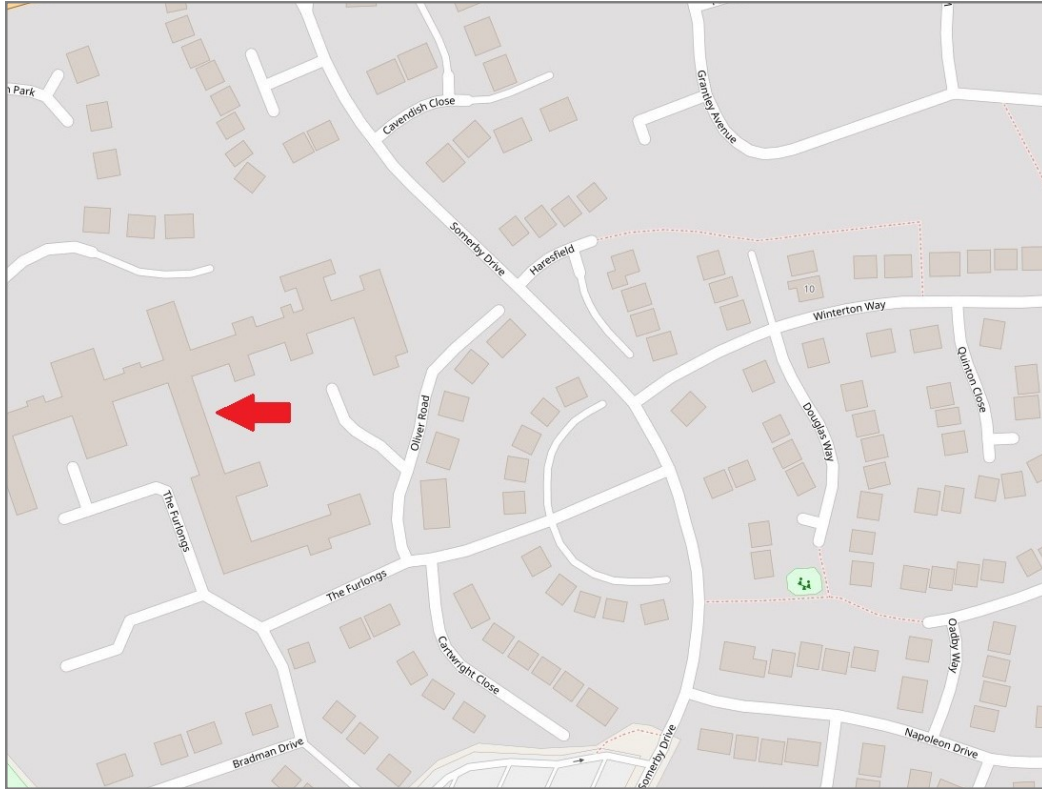




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Tenure	<b>Leasehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC	<b>Band E</b>
Services	<b>Mains water, electricity and drainage are connected</b>

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



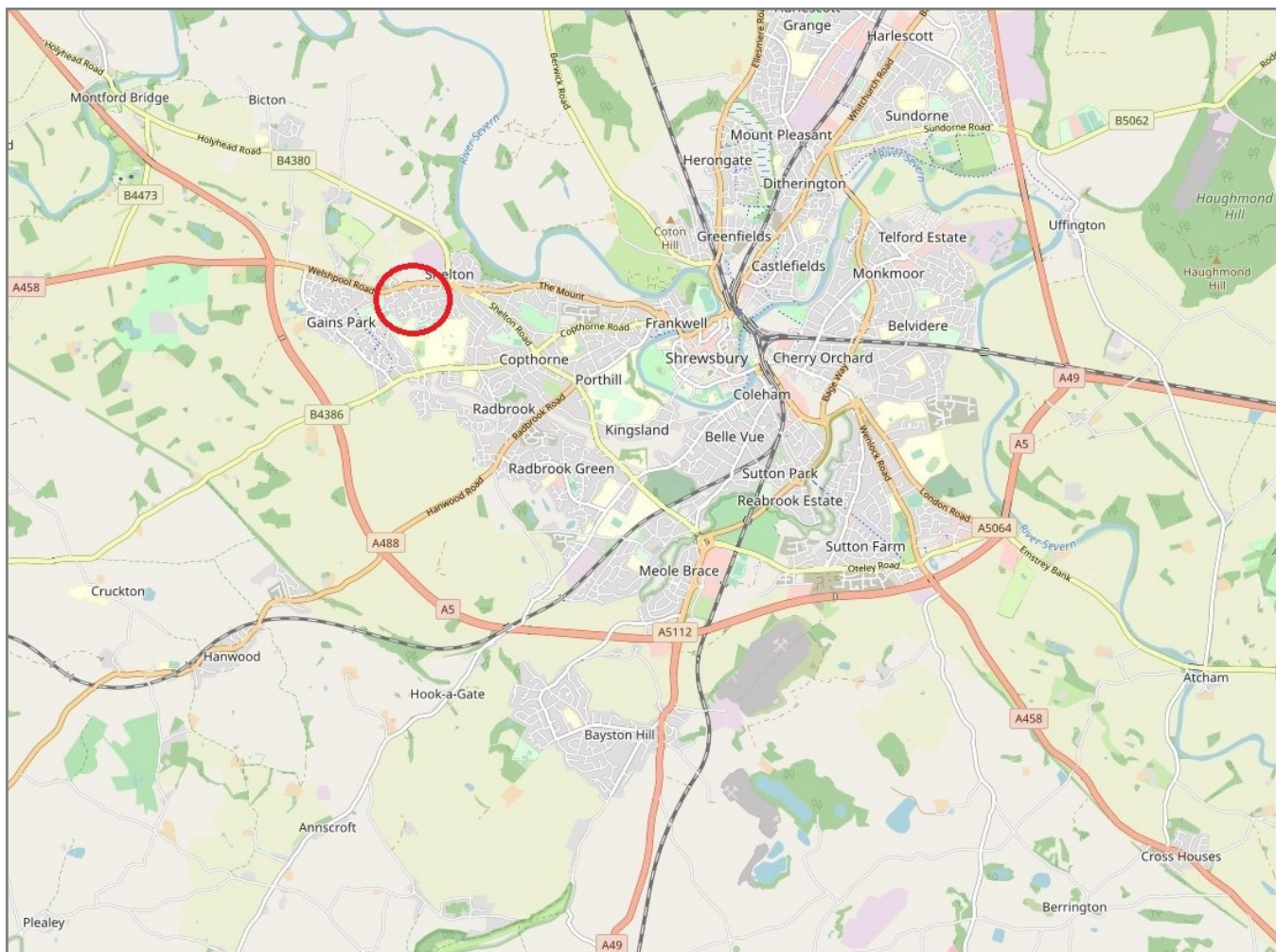
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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