



5 Clemson Way, Weir Hill Gardens, Shrewsbury SY2 5WJ

3 bedroom detached house — £315,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

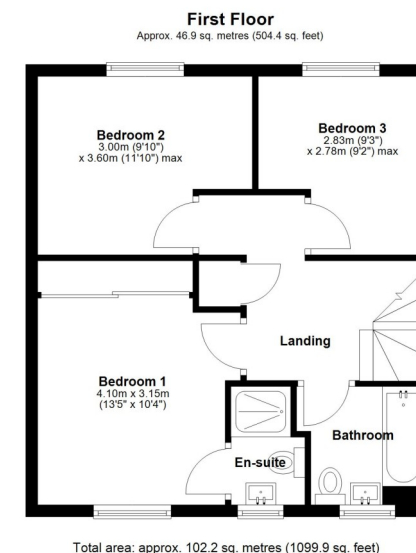
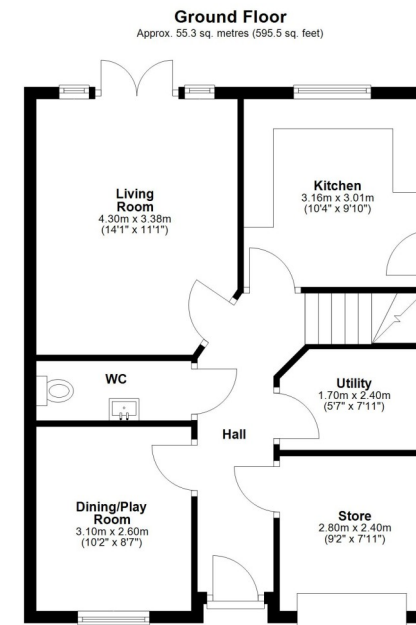
Occupying a great position at the end of a quiet cul-de-sac, this thoughtfully designed detached family house offers very practical and well-proportioned accommodation, with extended driveway parking, a private rear garden and partially converted garage.

KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to a light and spacious landing
- Living room with glazed double doors onto the rear garden
- Well-fitted kitchen, complete with integrated appliances and access to side
- Versatile separate dining room, which is currently used as a play room
- The integral garage has been partially converted to create a useful utility, while retaining storage to the front and potential to create an additional reception room if required
- On the first floor are three double bedrooms, with the master having built in wardrobes and an en-suite shower room, as well as a family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to artificial lawn with paved terraces, barked play area and gated access to side A
- To the front of the property is an extensive driveway providing parking for at least three cars
- A very quiet and convenient location within a popular modern development, a short distance from good primary and secondary schools, a range of excellent amenities, road links, and less than two miles from the town centre

Cooper Green Pooks
3 Barker Street
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Total area: approx. 102.2 sq. metres (1099.9 sq. feet)





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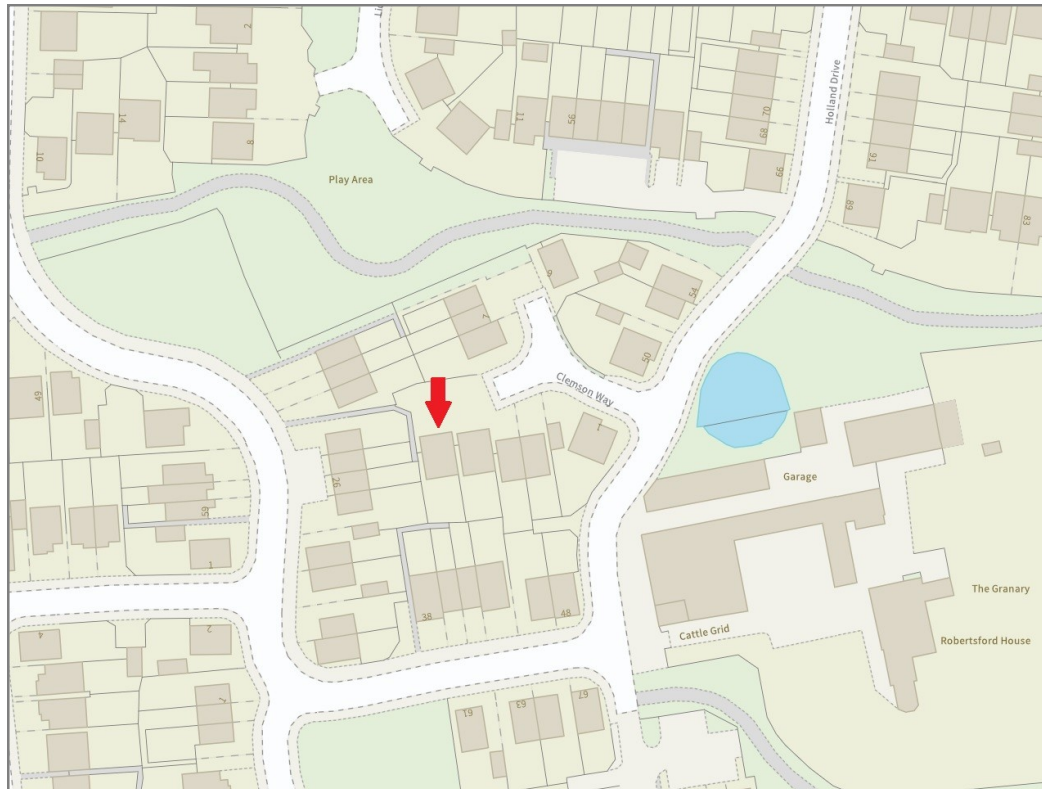
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

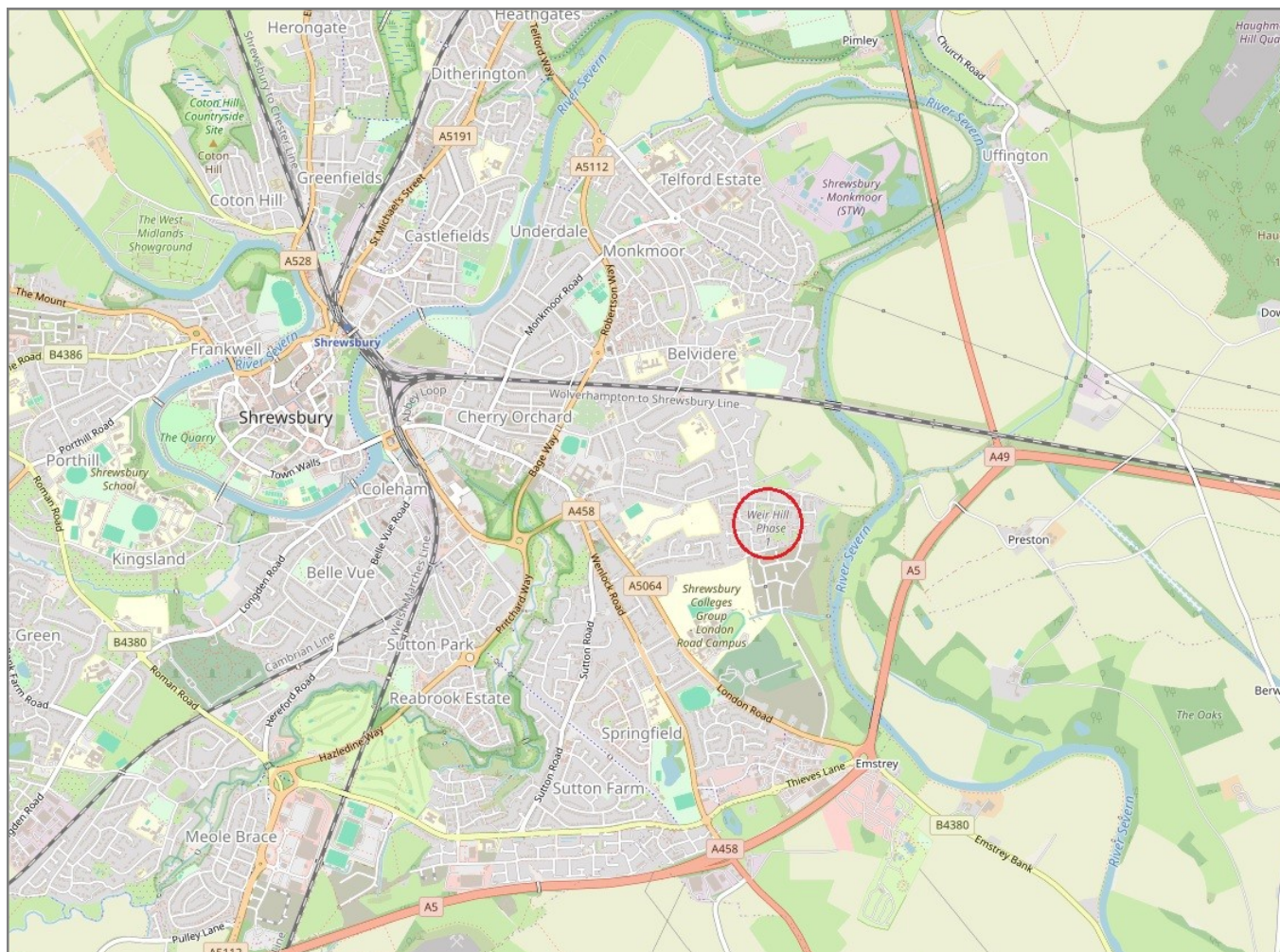
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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