



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

3 bedroom detached house—£315,000 Freehold

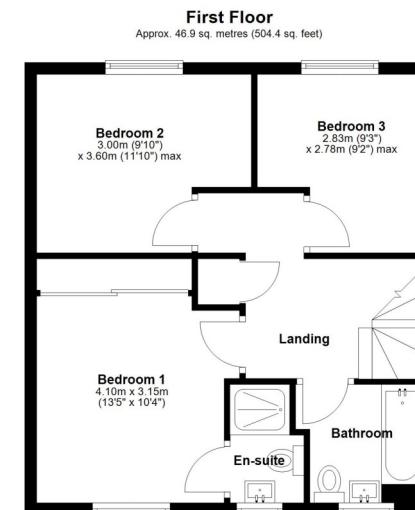
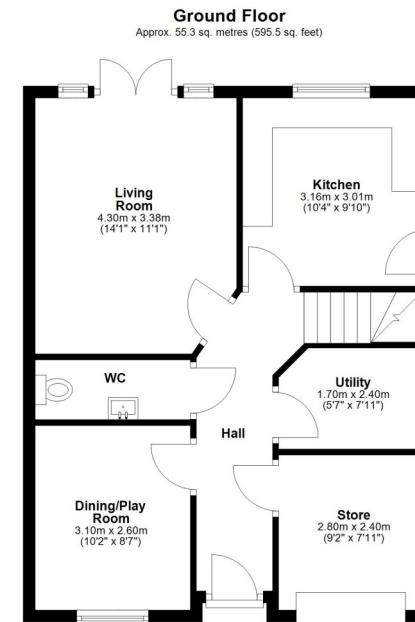
£315,000 Freehold—3 bedroom detached house

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**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

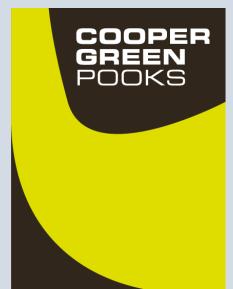
- Good sized entrance hall with cloakroom and turning staircase to a light and spacious landing
- Living room with glazed double doors onto the rear garden
- Well-fitted kitchen, complete with integrated appliances and access to side
- Versatile separate dining room, which is currently used as a play 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



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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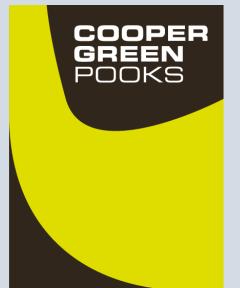
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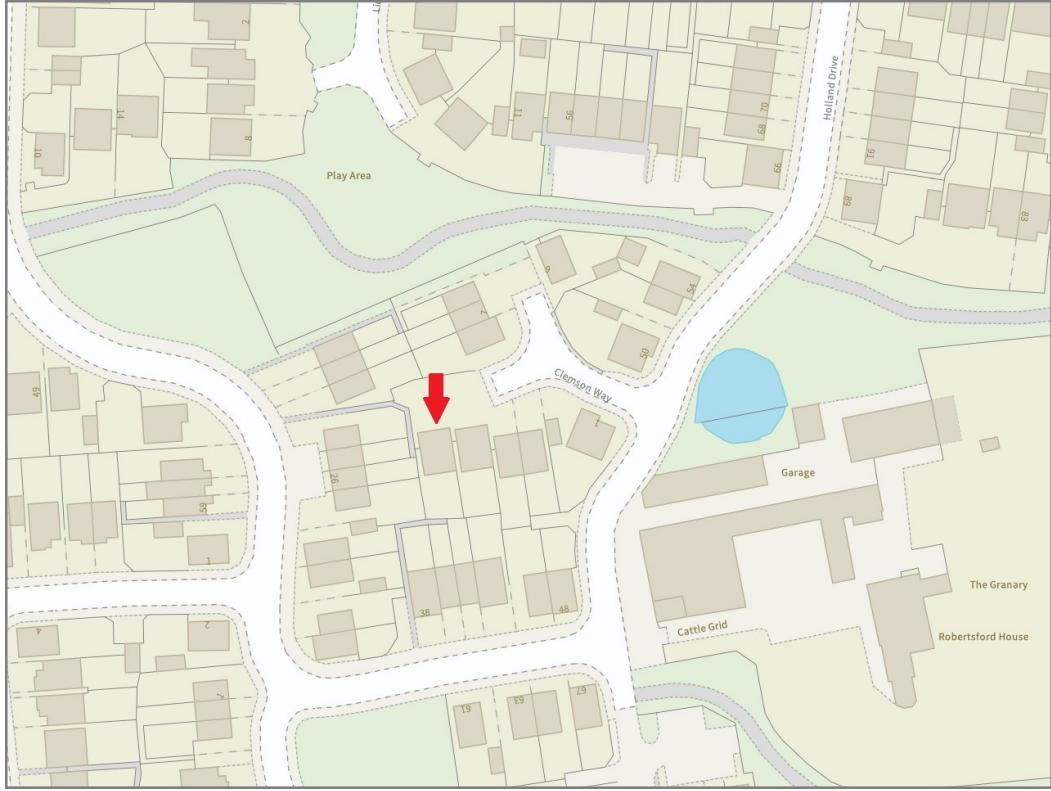
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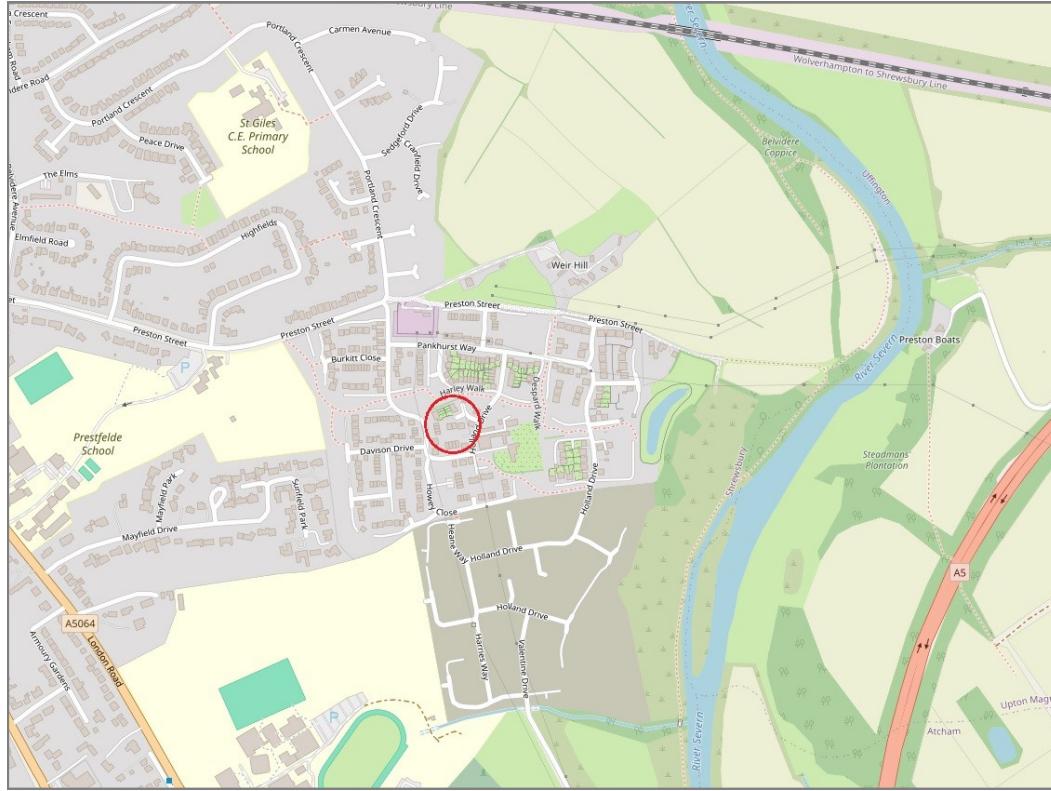
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BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available  
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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.

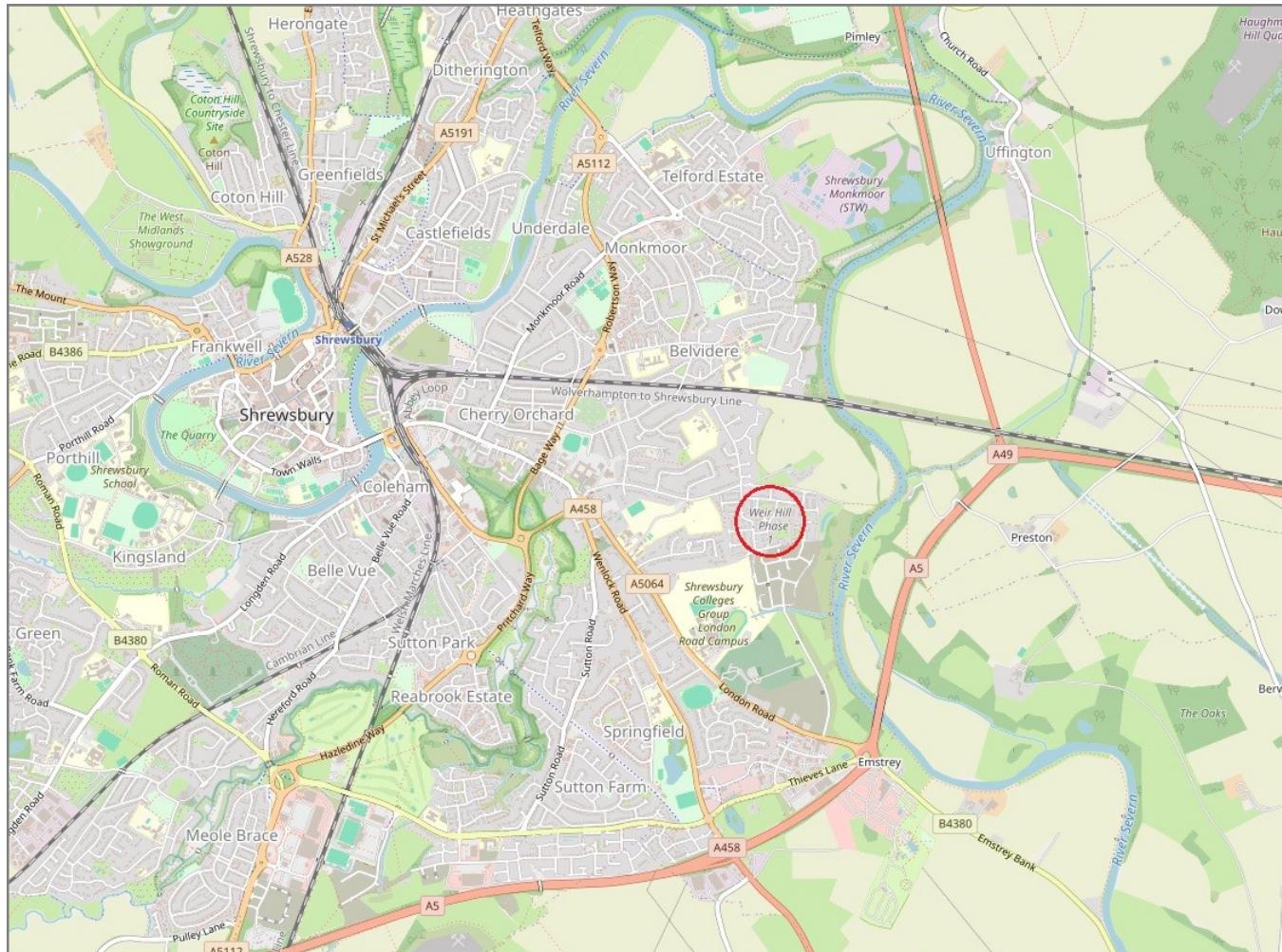


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