



145 Wenlock Road, Shrewsbury, SY2 6JZ

4 bedroom semi detached house — £460,000 Freehold

145 Wenlock Road, Shrewsbury, SY2 6JZ

£460,000 Freehold — 4 bedroom semi detached house

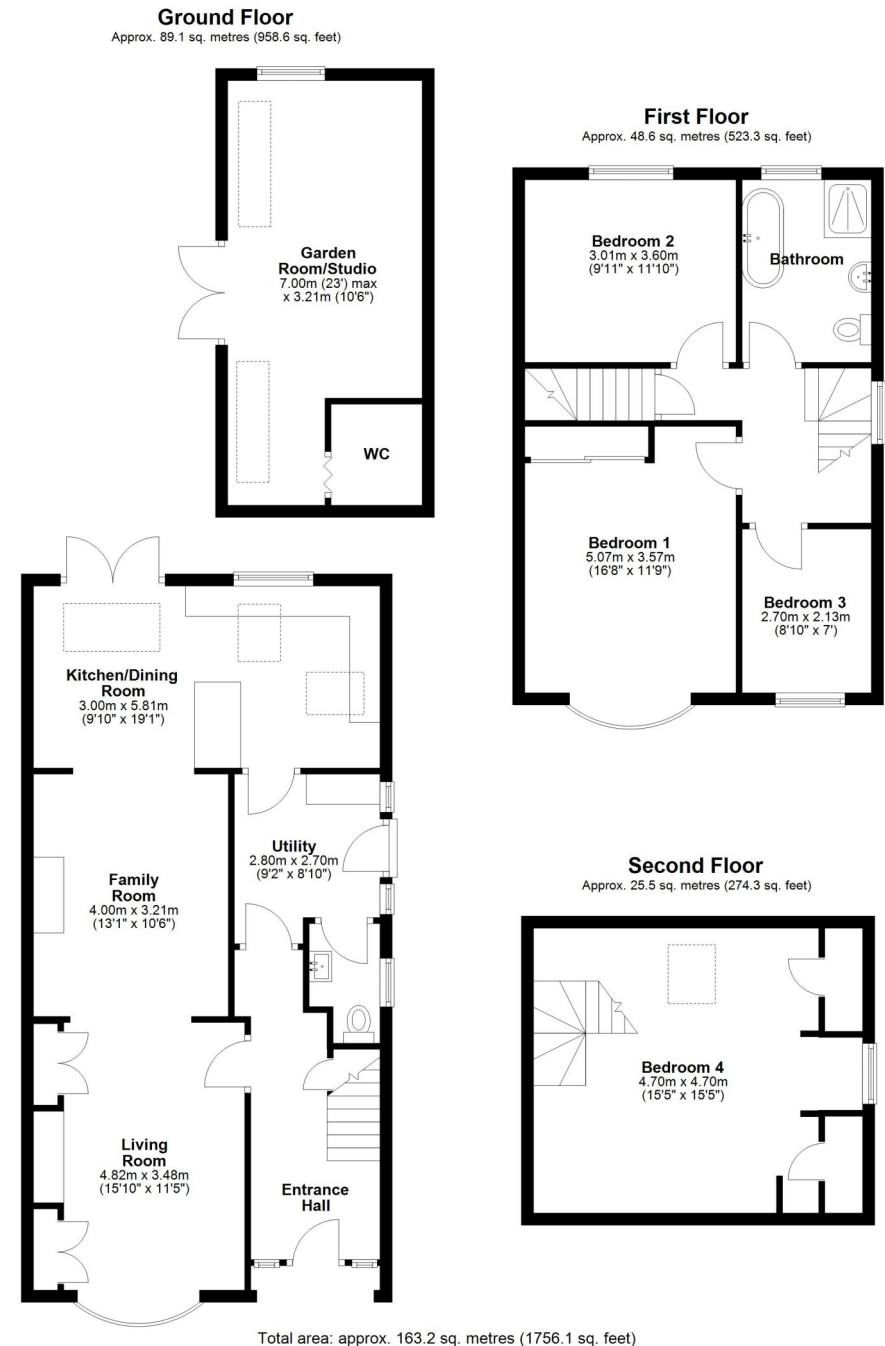
sales@cgpooks.co.uk

This beautifully presented semi-detached family house has been extended and significantly improved to provide very thoughtfully designed and practical accommodation, while benefitting from a large private rear garden, purpose-built studio/garden room and plenty of driveway parking.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with useful storage and turning staircase to landing
- Living room with feature fireplace, built-in cupboards, and bay window to front
- Family room, which is open plan to both the living and dining areas, also having a feature fireplace as well as a wood burning stove
- Impressive open plan kitchen/dining room, complete with a range of well-fitted units, breakfast bar, velux windows and glazed doors onto the rear garden
- The very practical utility provides excellent fitted storage and access to the hallway, garden, and well-designed WC
- On the first floor are two double bedrooms, with the master having built-in wardrobes and a bay window, a further generous single bedroom and lovely re-fitted bathroom with separate shower
- A staircase leads to the second floor where there is an additional double bedroom with windows to two elevations and eaves storage
- Large private rear garden, comprising areas of lawn, paved terraces, planted borders and barked play area with sunken trampoline. There is also gated access to the side of the property where there is space for external storage and access to the front drive
- The purpose-built garden room/studio is currently used as a play room and has power, lighting, glazed doors, and a separate WC, creating the perfect space for a home office, studio or additional accommodation if required
- To the front of the property is a driveway providing parking for at least 3 cars
- A fantastic location, set back from the road, just a short walk from Mereside park, as well as being convenient for the primary school, retail parks, town centre and bypass

Coopergreenpooks.co.uk















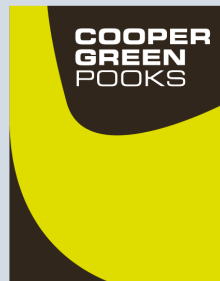
rightmove 

 nTheMarket.com

 **RICS**
Regulated by RICS

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



 **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.

145 Wenlock Road, Shrewsbury, SY2 6JZ

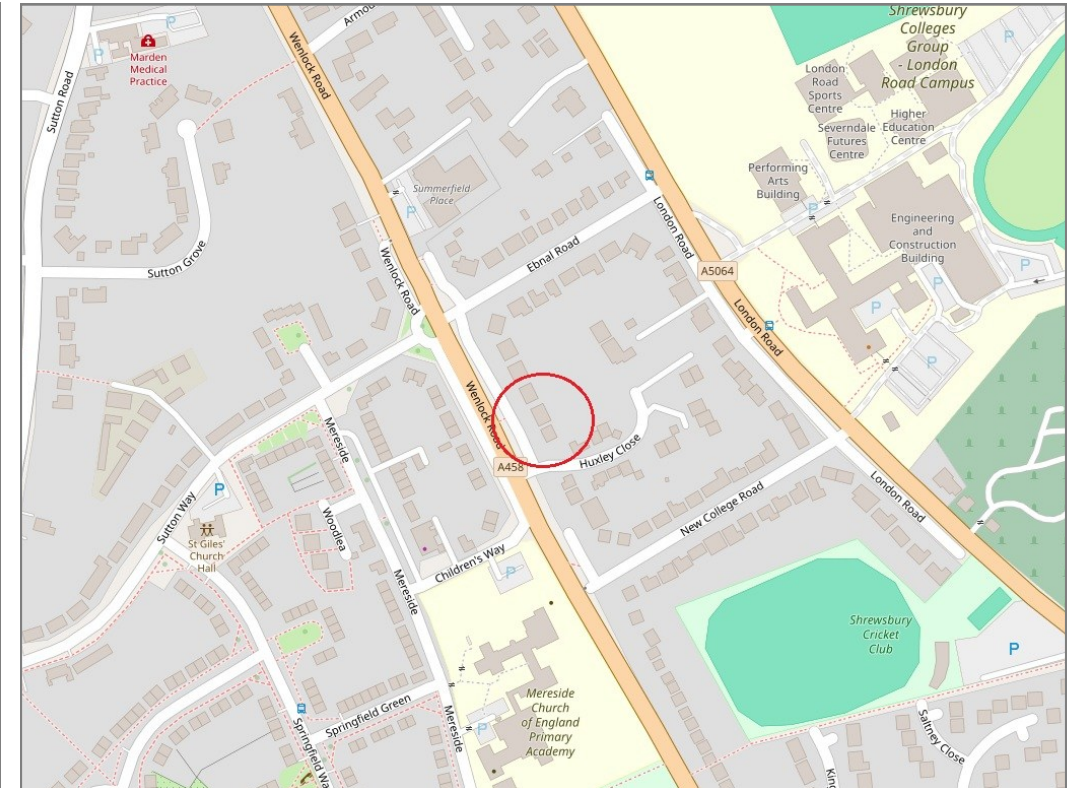
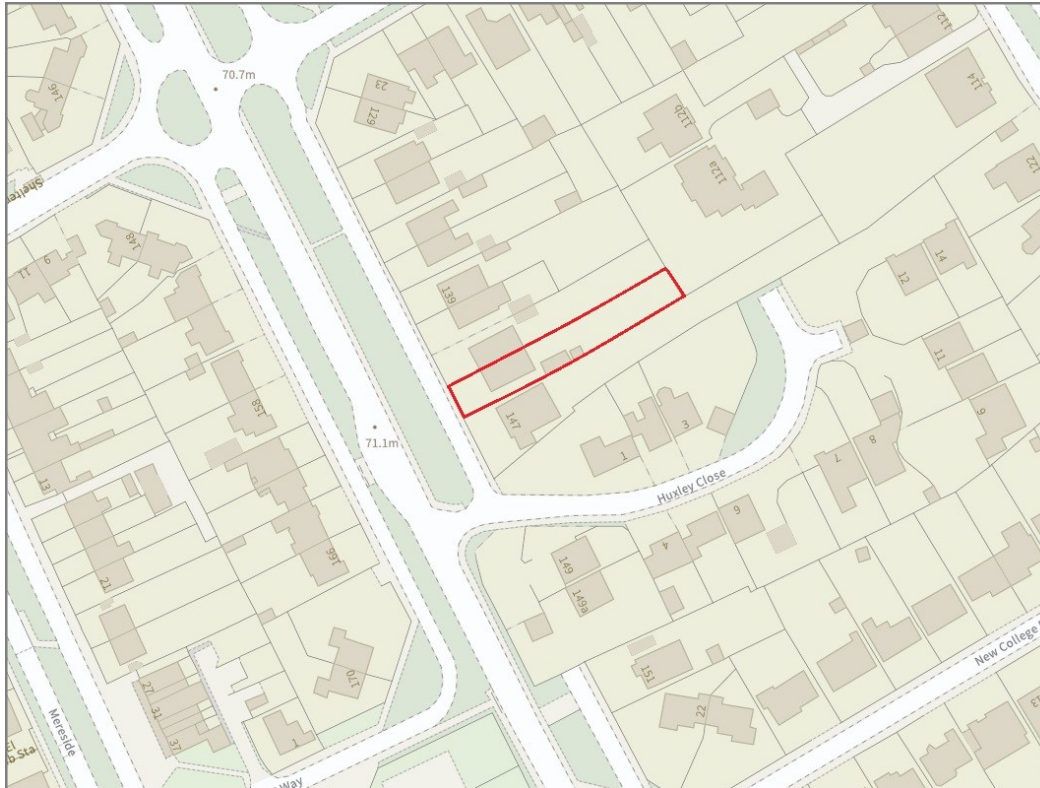
£460,000 Freehold — 4 bedroom semi detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
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.

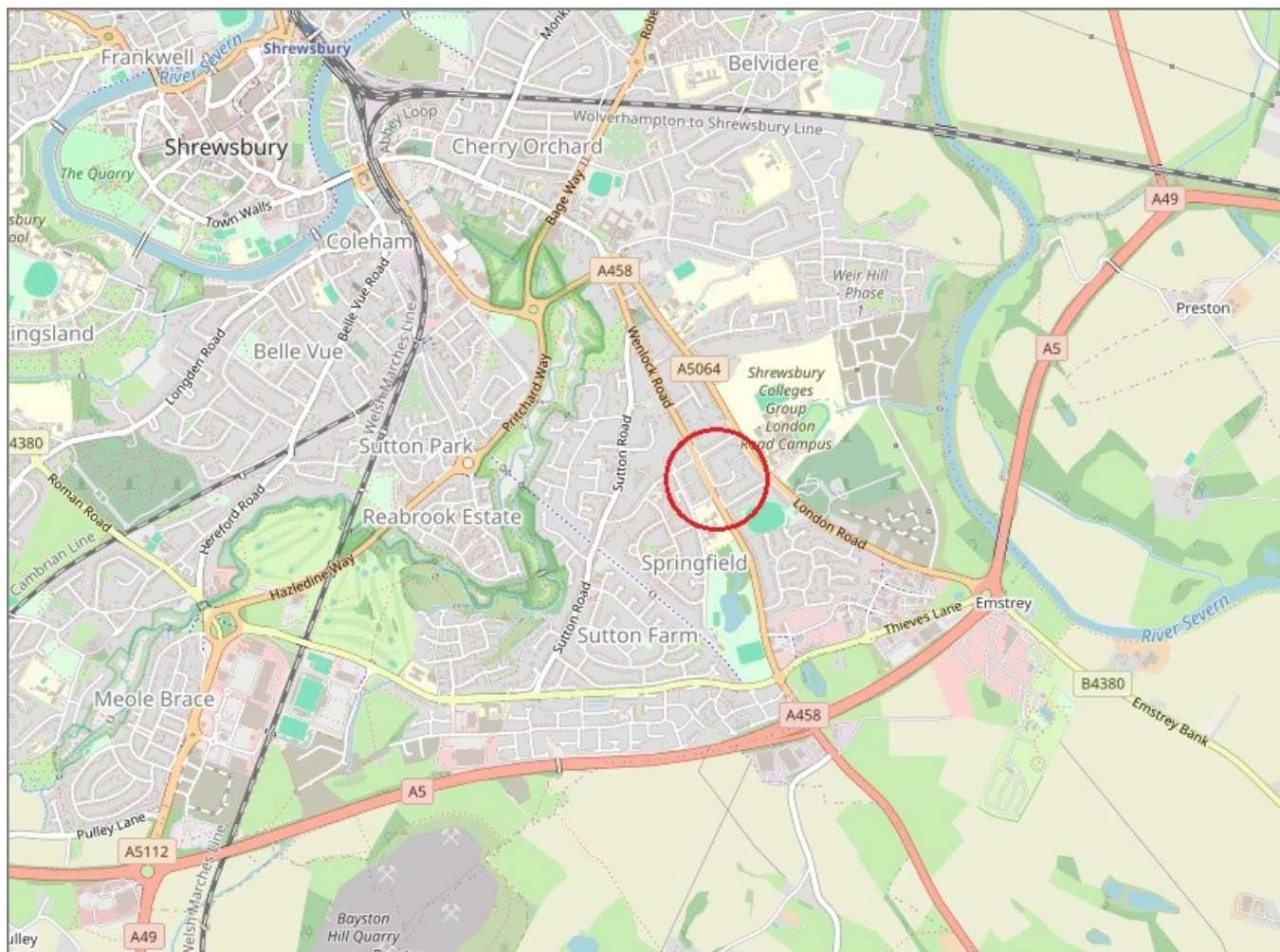
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

145 Wenlock Road, Shrewsbury, SY2 6JZ

Coopergreenpooks.co.uk

£460,000 Freehold — 4 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.