



**46 Penson Way, Greenfields, Shrewsbury, SY1 2BF**

3 bedroom semi detached house — £285,000 Freehold



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£285,000 Freehold—3 bedroom semi detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Situated within a popular modern development just a short walk from the town centre, this well-presented semi-detached house offers thoughtfully designed accommodation, benefitting from a private landscaped garden, driveway parking and single garage, as well as a pleasant outlook to the rear.

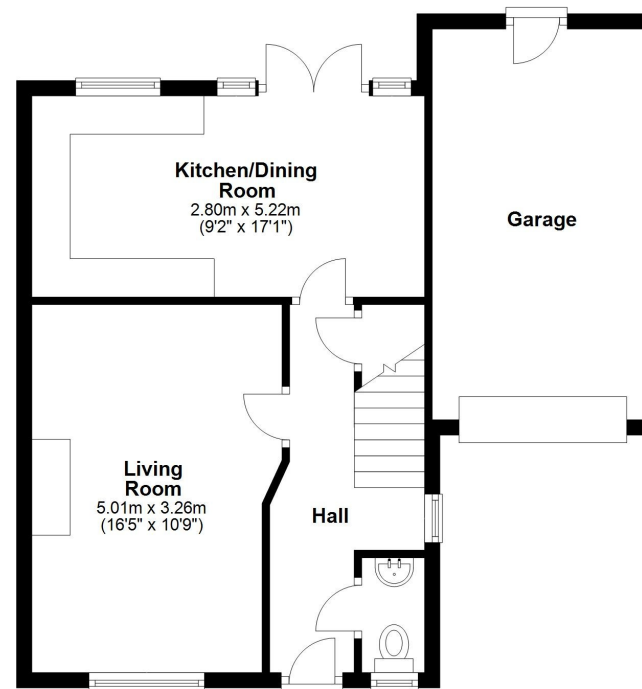
### KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage, and staircase to landing
- Living room with feature fireplace and window to front with fitted shutters
- Lovely open plan kitchen/dining room with a range of units, integrated appliances and glazed double doors onto the rear garden
- Master bedroom with views to the rear and an en-suite, which has a recently upgraded shower
- Two further generous bedrooms, one currently used as a dressing room, and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private garden, laid to lawn with paved and gravelled terraces and gated access to side
- To the front of the property is a driveway providing parking and a single garage, which also has a door to the garden
- A great location within a quiet and popular modern development, just a 10-minute walk from the train station and town centre

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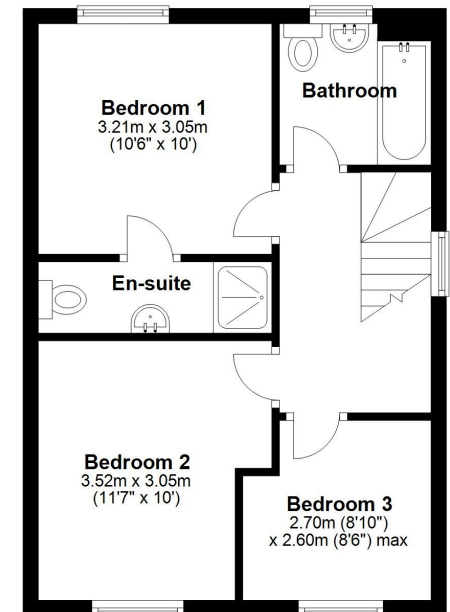
### Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.2 sq. feet)













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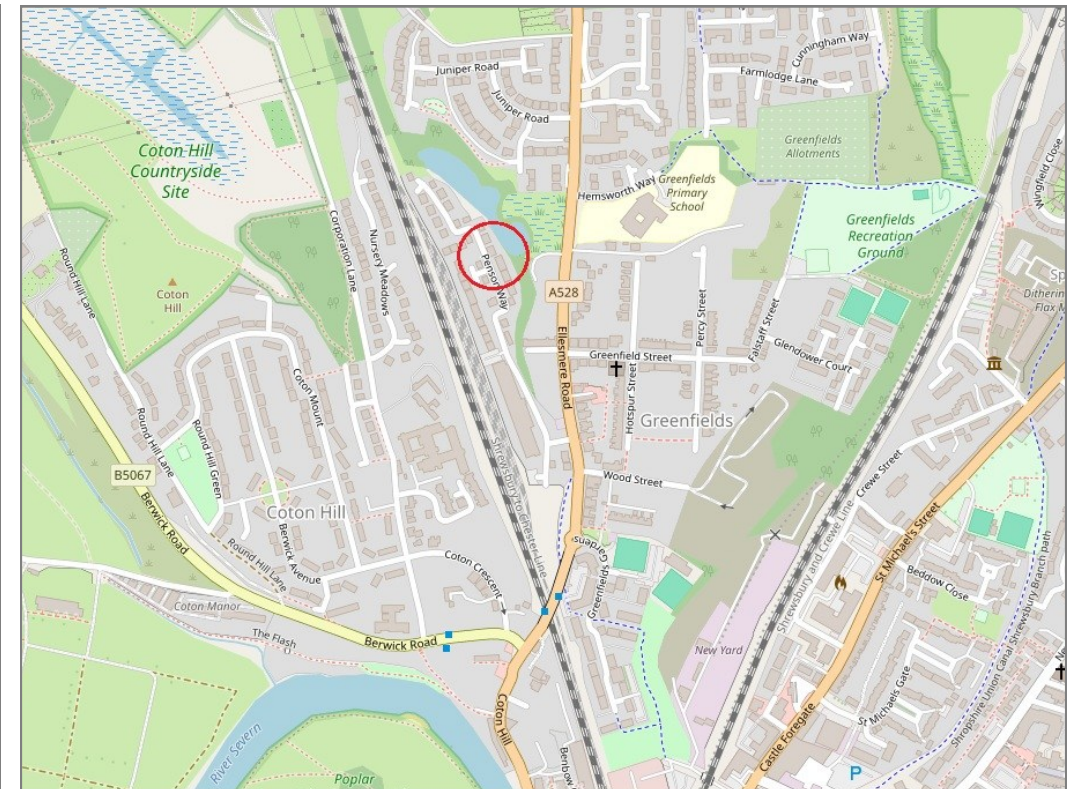
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**BOUNDARIES NOT CONFIRMED**

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

**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.

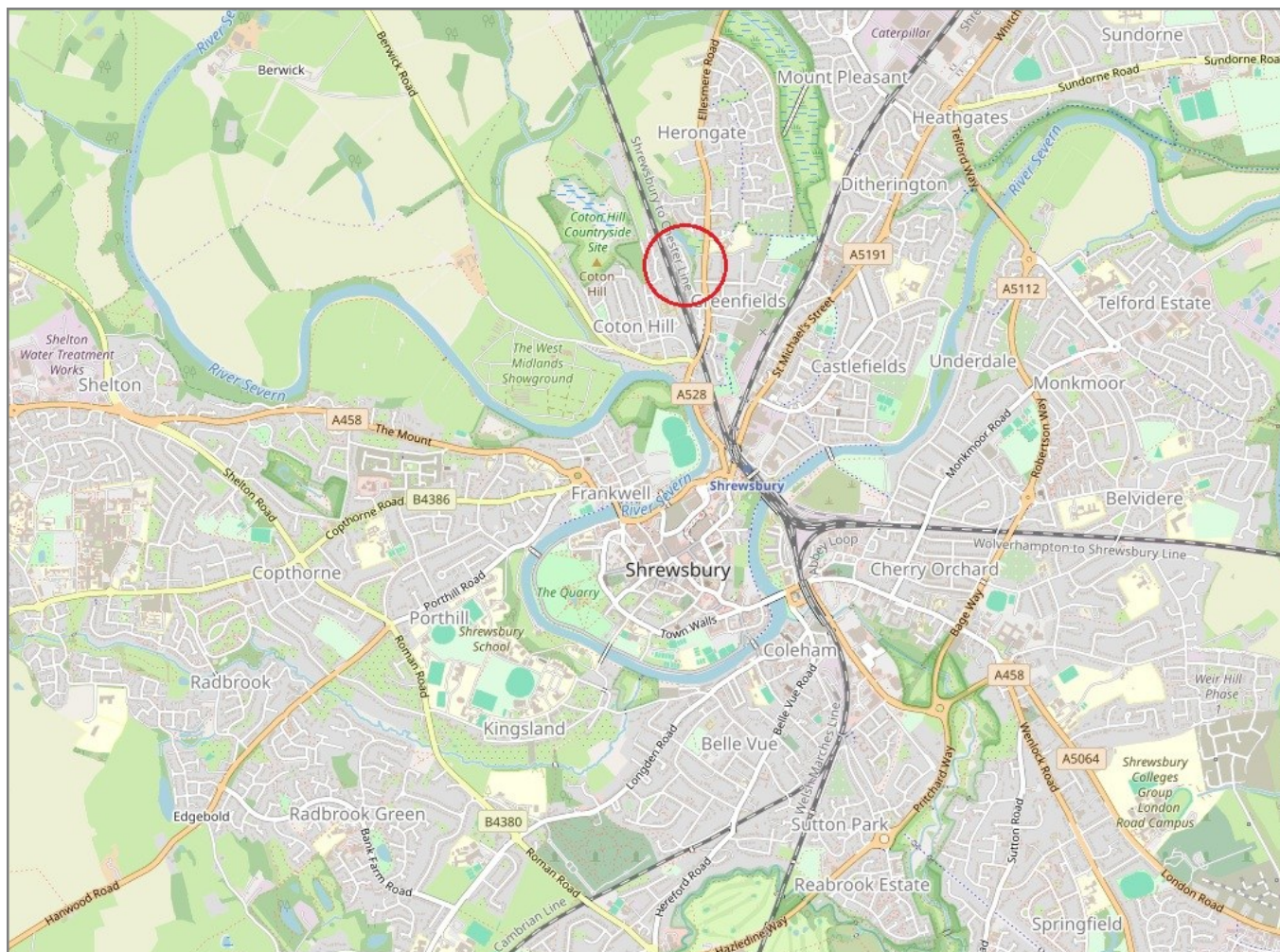


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