



7 Oliver Road, Leighton Park, Shrewsbury, SY3 5FX

2 bedroom terraced house — £250,000 Leasehold

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Coopergreenpooks.co.uk

£250,000 Leasehold — 2 bedroom terraced house

sales@cgpooks.co.uk

A spacious and very well presented 2 double bedroom town house with south facing garden and private parking spaces to both the front and rear. The property is located within the attractive Leighton Park development which is in a beautiful parkland setting next to the popular Shelton cricket club.

KEY FEATURES

- Stylish interior high ceilings, double glazed windows and gas central heating.
- Entrance hall with decorative tiled flooring, built in storage and cloakroom.
- Living/dining room with large feature window and part glazed door to patio and garden.
- Spacious kitchen/breakfast room with and extensive range of units, integrated appliances, tiled flooring and 2 windows to rear.
- Turning staircase from hall to landing where there are 2 double bedrooms and a bathroom. The main bedroom also has built in wardrobes.
- 2 private parking spaces at front and rear and a private lawned south facing garden.
- Lovely setting in a quiet location, just a few minutes' walk from the Bicton Shopping complex, excellent pub/restaurant, Oxon school and Shelton Cricket and Bowling clubs.
- No onward chain.

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

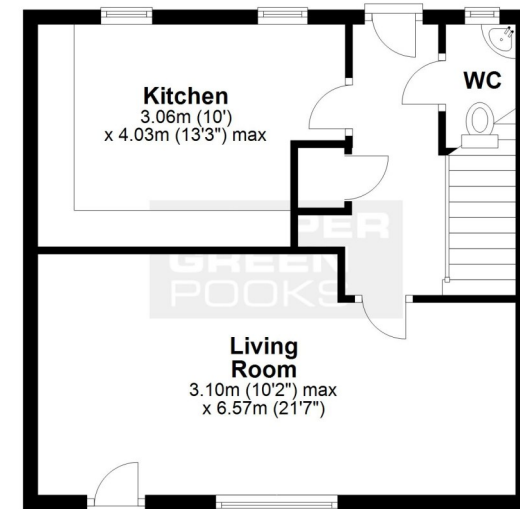
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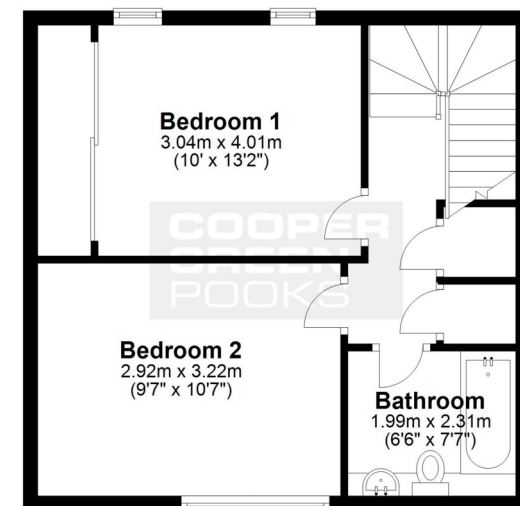
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Ground Floor



First Floor



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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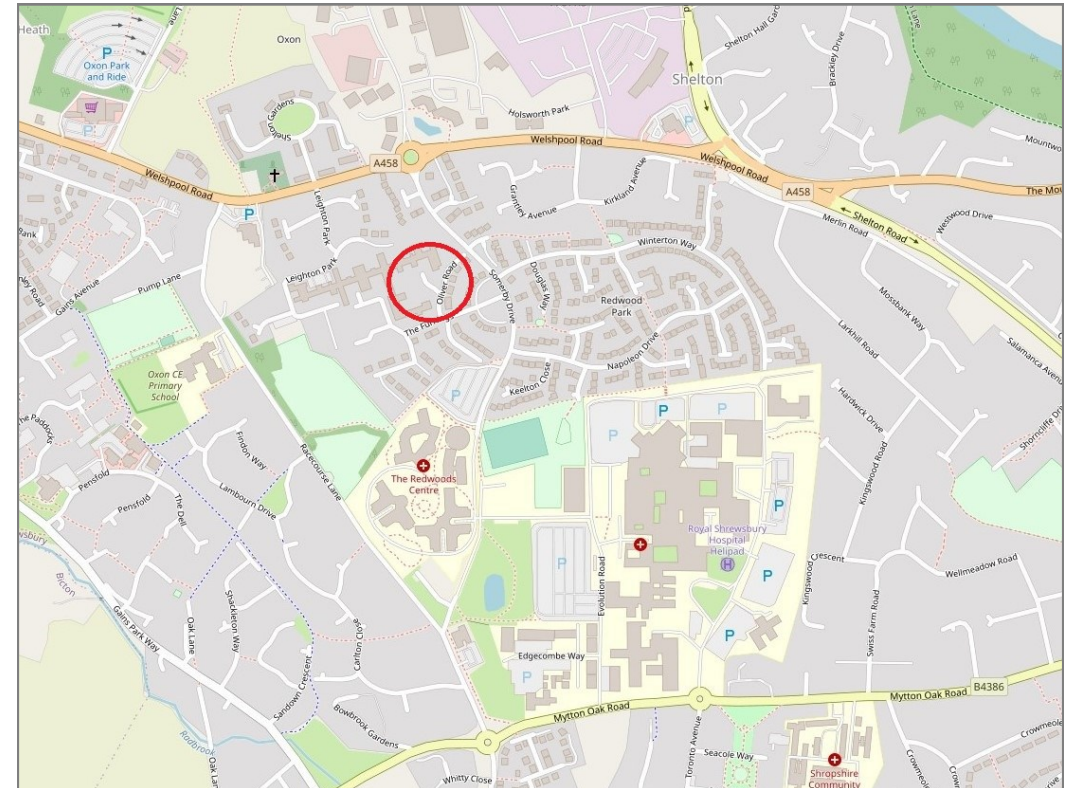
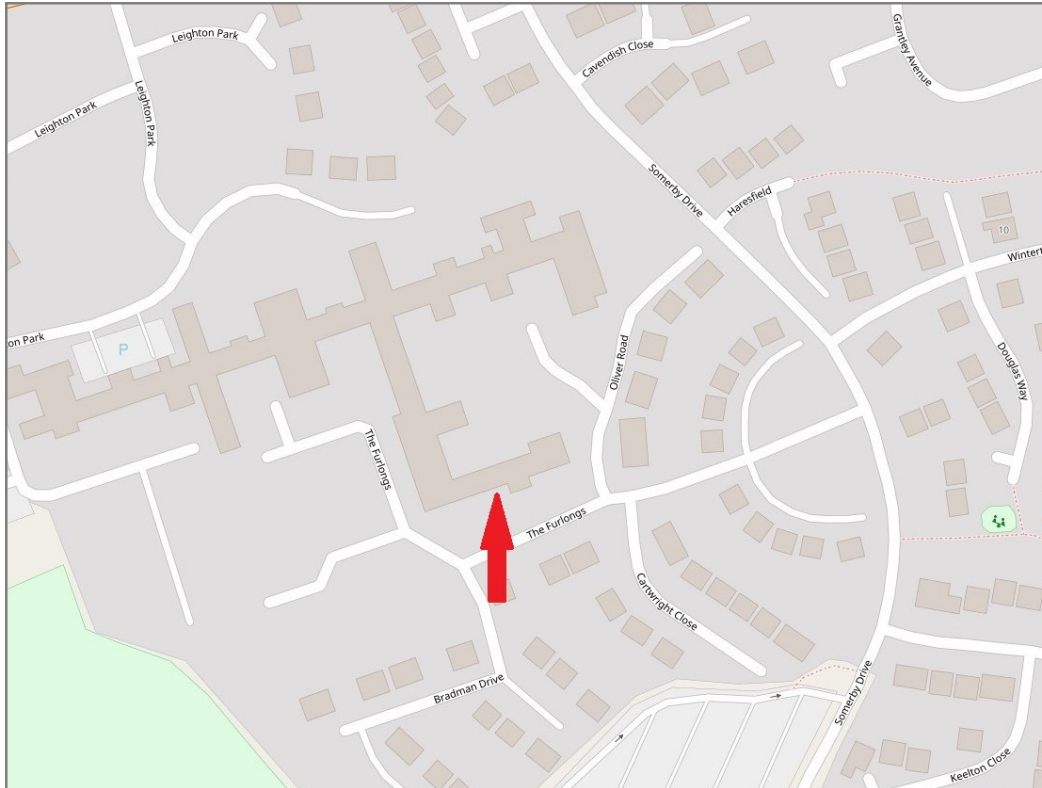
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

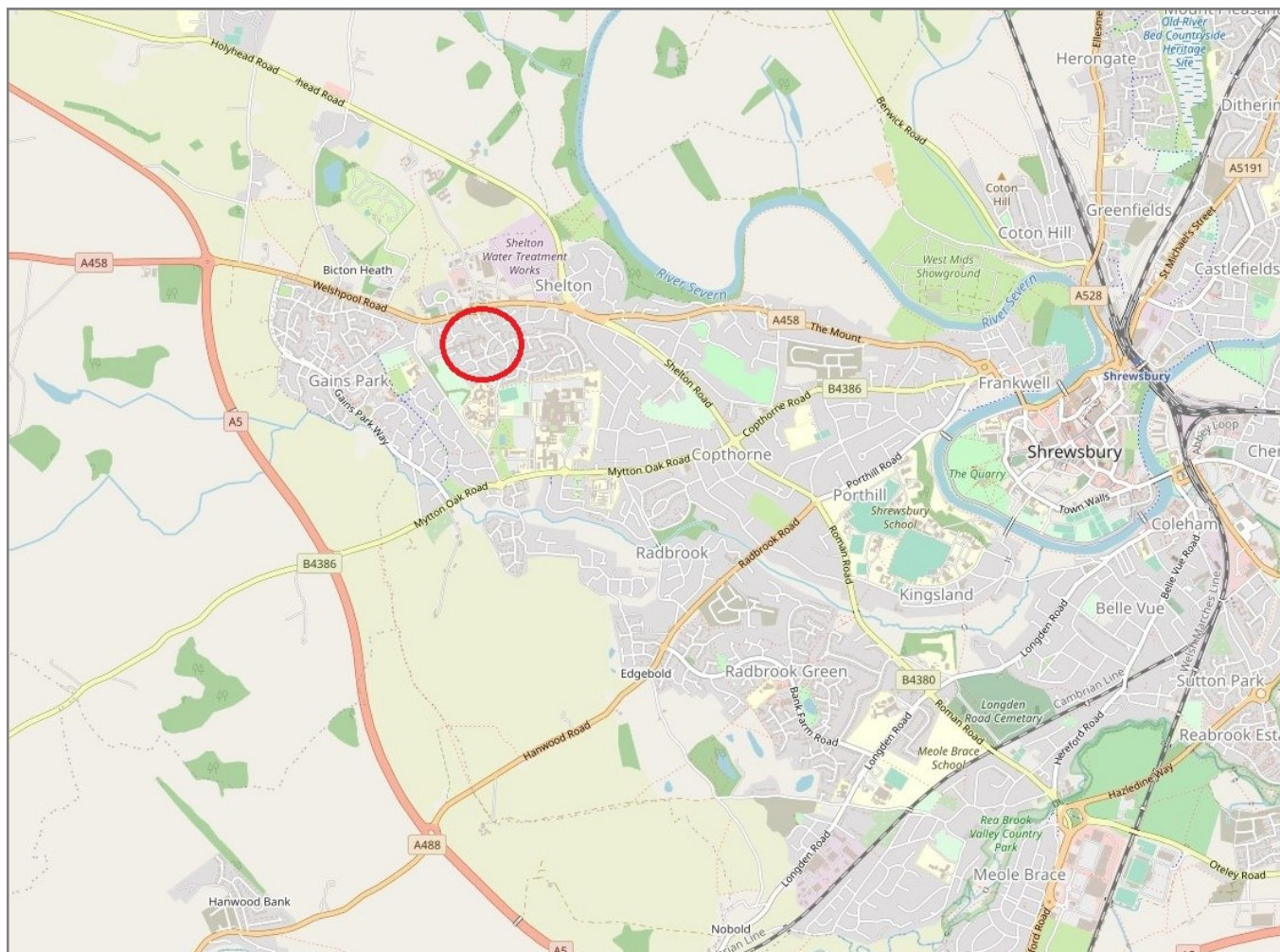
Lease length	199 years from 2018
Service charge	£1,130 per annum
Ground rent	£280 per annum

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