



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

2 bedroom terraced house — £250,000 Leasehold

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sales@cgpooks.co.uk

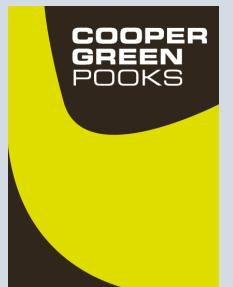
A spacious and very well presented 2 double bedroom town house with south facing garden and private parking spaces to both the front and rear. The property is located within the attractive Leighton Park development which is in a beautiful parkland setting next to the popular Shelton cricket club.

KEY FEATURES

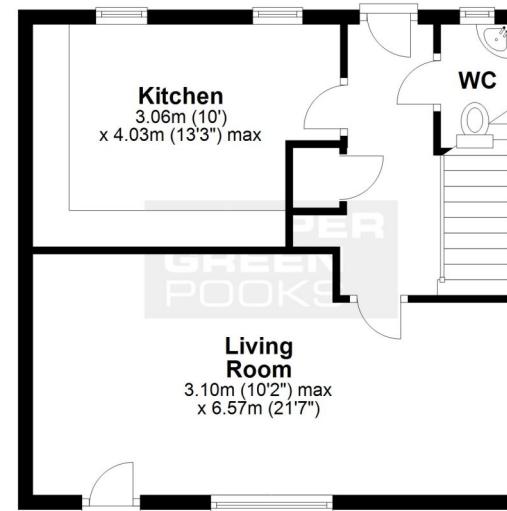
- Stylish interior high ceilings, double glazed windows and gas central heating.
- Entrance hall with decorative tiled flooring, built in storage and cloakroom.
- Living/dining room with large feature window and part glazed door to patio and garden.
- Spacious kitchen/breakfast room with and extensive 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

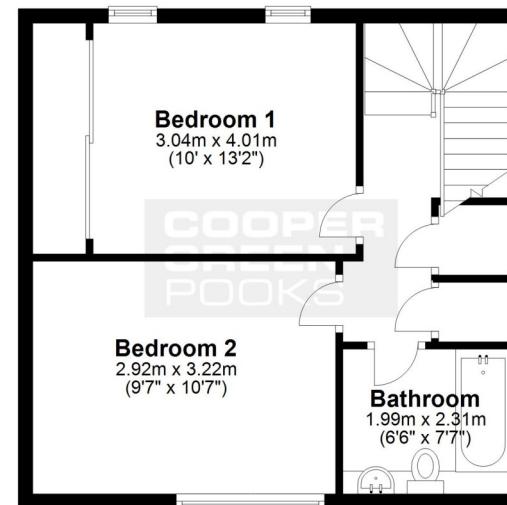
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Ground Floor



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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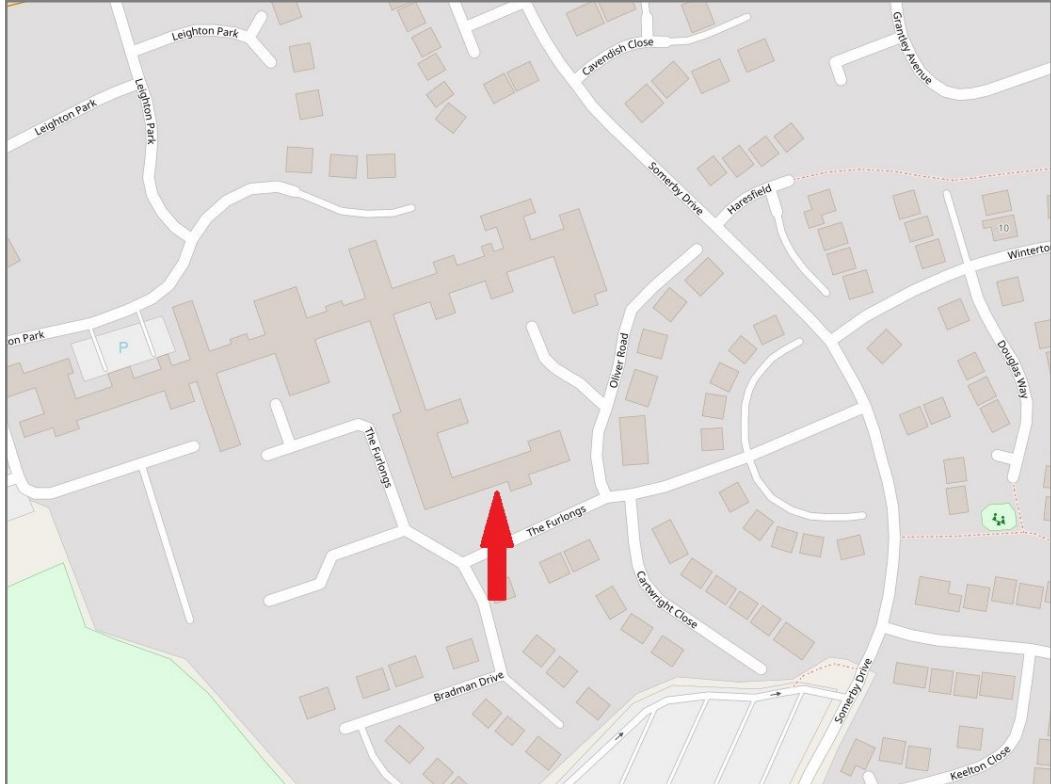
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BOUNDARIES NOT CONFIRMED



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

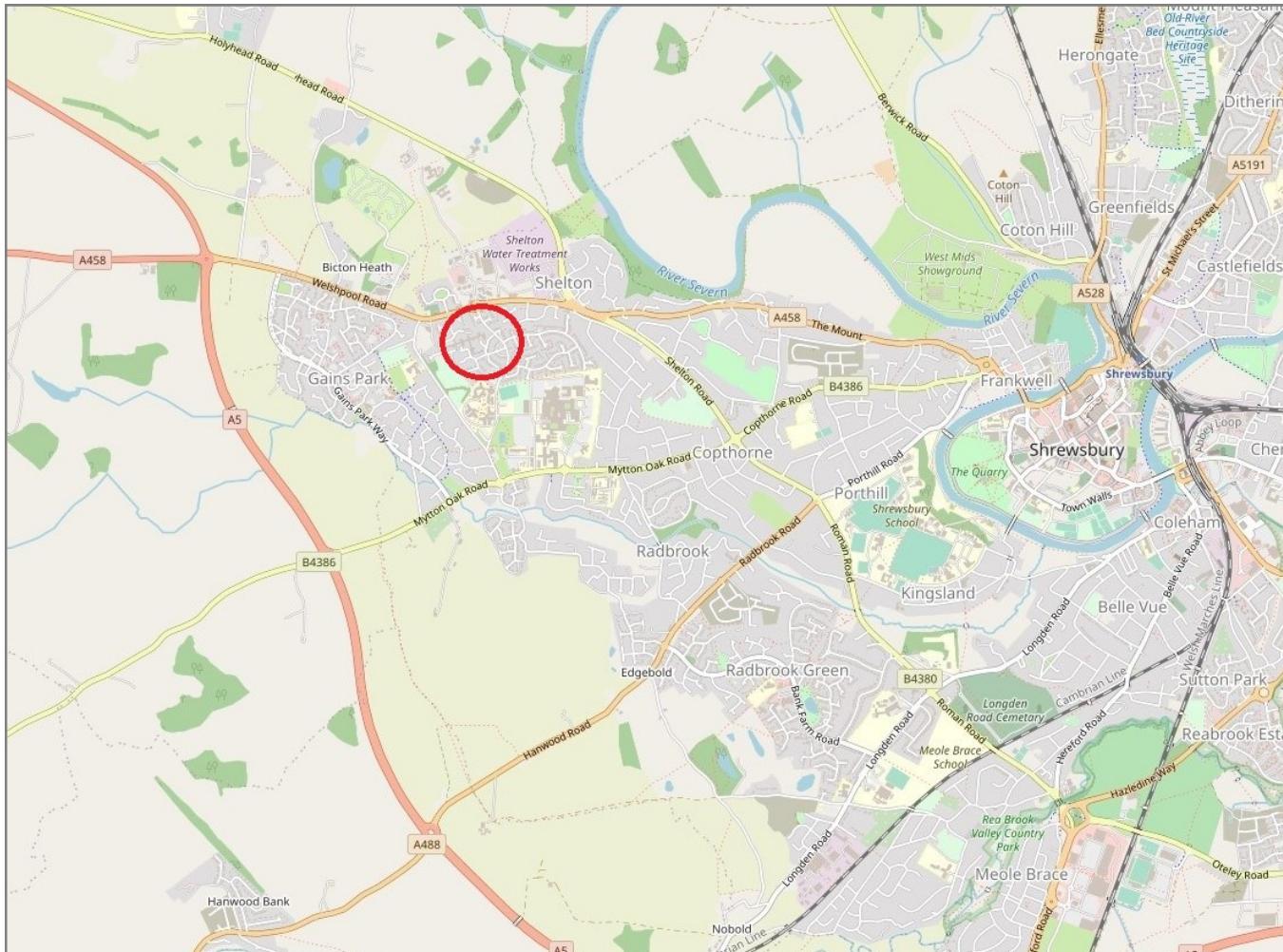
£280 per annum

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