



**97 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU**

2 bedroom semi-detached house—£289,950 Freehold

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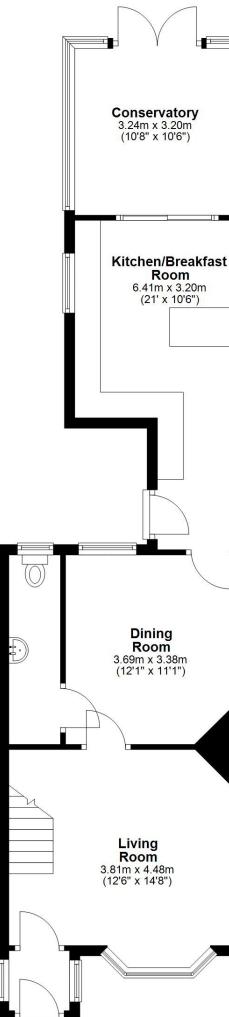
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**An extensively improved and attractive semi-detached property offering spacious accommodation in a popular and convenient location with private driveway to front and a lovely mature garden to rear.**

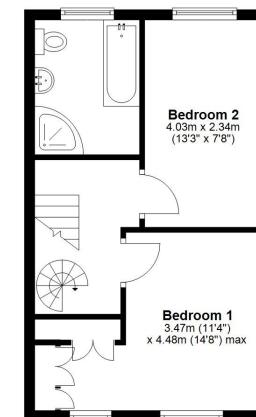
## KEY FEATURES

- Entrance porch to living room which has a feature fireplace, wood effect flooring and a bay window to front
- Separate dining room with flooring to match living room, window to rear and a further fireplace with gas wood burner. There is also a useful adjoining store/cloakroom
- Sizable fitted kitchen/breakfast room having a part vaulted ceiling with roof light, windows and door to side, as well as glazed patio doors to the conservatory which opens onto the rear garden
- Staircase from living room to landing, where there are 2 bedrooms and a bathroom with separate shower. The main bedroom also has a dressing area with built in wardrobes
- From the first-floor landing there is a spiral staircase to the impressive loft room/home office, which has eves storage and Velux roof lights to 3 elevations, making it a really light room
- Replacement uPVC double glazed windows and gas fired central heating
- Driveway to front, providing parking for about 2 cars
- Large private and very attractive rear garden which has been landscaped to lawn with gravelled pathway/seating area, established beds and paved sun terrace with pergola
- Well situated a short walk from the many varied amenities nearby, such as some great pubs, delicatessen/butchers and supermarket
- No onward chain

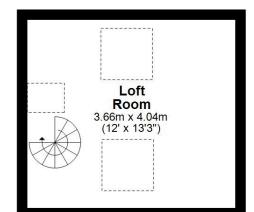
**Ground Floor**  
Approx. 63.0 sq. metres (678.6 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (366.5 sq. feet)



**Second Floor**  
Approx. 14.8 sq. metres (158.9 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)







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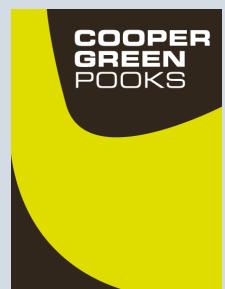
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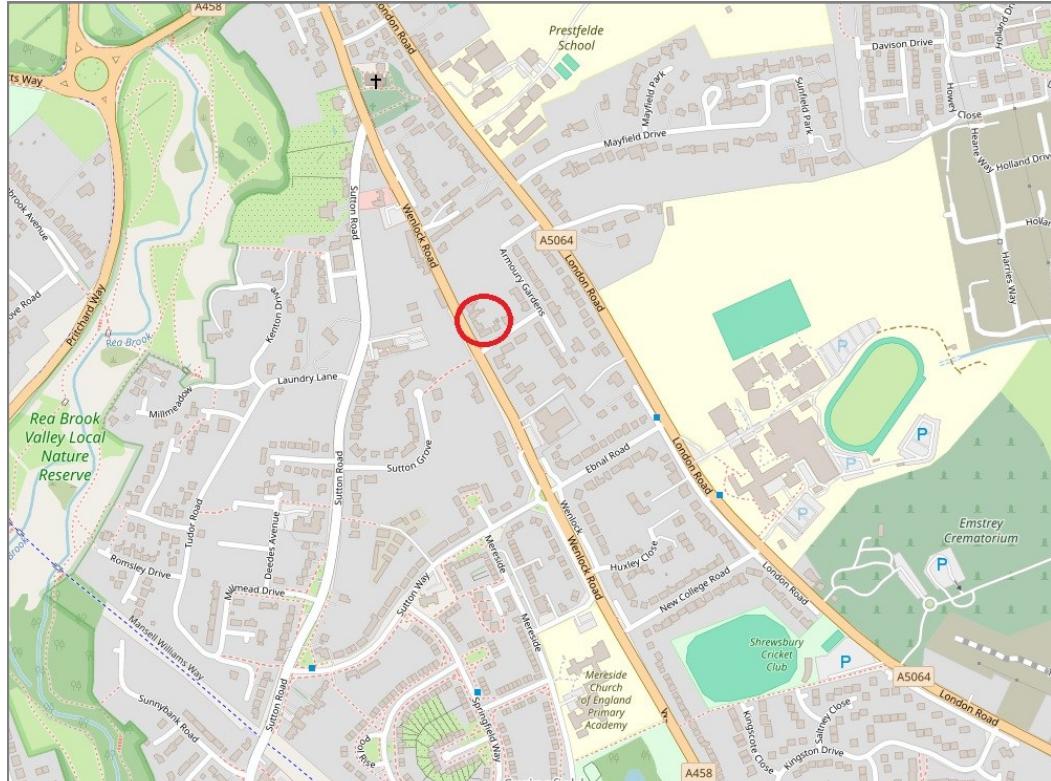
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BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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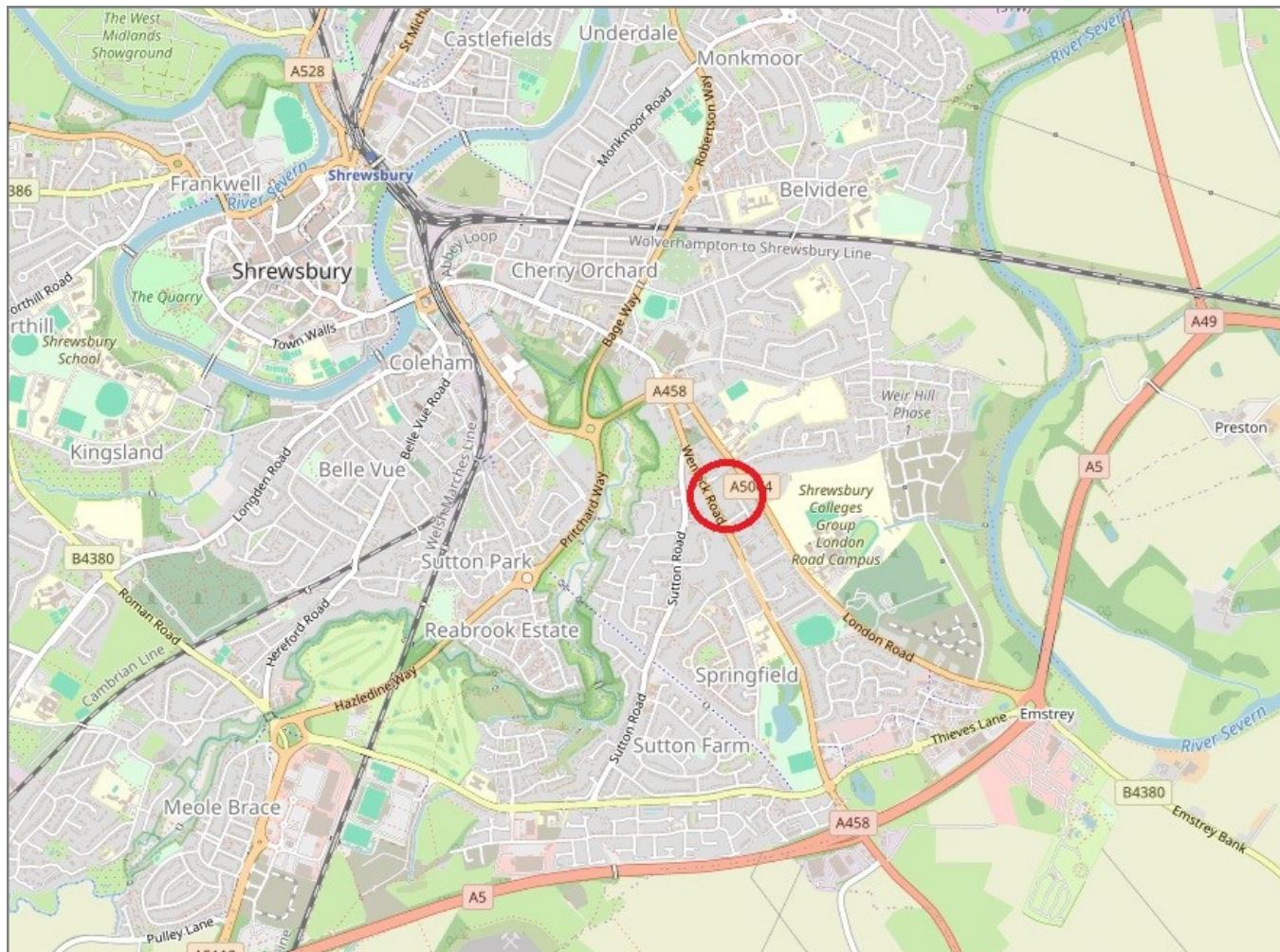


Your home may be repossessed if you do not keep up repayments on your mortgage.

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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