



122 Wenlock Road, Shrewsbury, SY2 6JY

4 bedroom semi-detached house — £495,000 Freehold

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Coopergreenpooks.co.uk

£495,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

This substantial and extensively improved four bedroom semi-detached family home offers fantastic accommodation in a popular and convenient area, with a large private southwest facing rear garden.

KEY FEATURES

- Well-presented and spacious interior with the living areas having oak boarded flooring. The property also has replacement double glazed windows and a modern gas central heating system.
- Entrance hall with original quarry tiled flooring, doors to living areas and the inner hall where there is built in coats storage and a cloakroom.
- Living room with bay window to front, bespoke cupboards and display shelving, as well as a feature fireplace.
- Family room which open to the kitchen dining area, whilst having a fireplace with slate hearth and wood burner.
- Large open plan kitchen/dining room which has windows and glazed double doors opening onto the rear sun terrace and garden.
- The kitchen area is well fitted with a range of units and oak working surfaces, along with integrated appliances. There is also a useful adjoining utility room which is fitted to the same standard and provides side access.
- Staircase from hall to the landing where there are four bedrooms and a family bathroom. The main bedroom also has wardrobes and an ensuite bath/shower room.
- There is a pull-down ladder from the second bedroom which provides access to a really good loft room with two roof lights and built in storage. This provides an excellent space for a home office or gaming room etc.
- Enclosed lawned garden and block paved driveway to front which provides parking and access to the integral garage which has an electric charging point.
- The superb rear garden is of a good size whilst being attractively landscaped to lawn with established borders and a large porcelain tiled sun terrace. There is also a sizable timber workshop/store included in the sale.
- Great location in a popular area just a mile from the town centre and close to some excellent local amenities as well as being just a few minutes' drive from the bypass and retail park.
- No onward chain.
- Agent Note: Photos used were taken prior to the current tenancy



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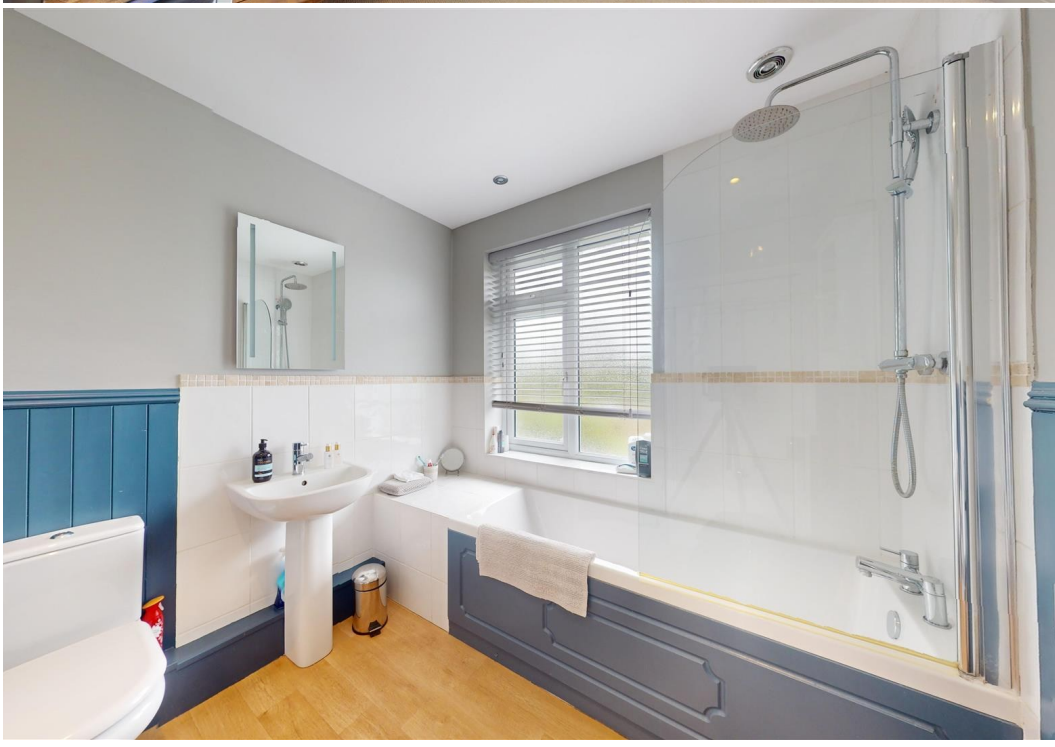
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GROSS INTERNAL AREA
GROUND FLOOR : 84 m², FIRST FLOOR : 73 m²
TOTAL: 157 m²
EXCLUDED AREA: GARAGE: 16 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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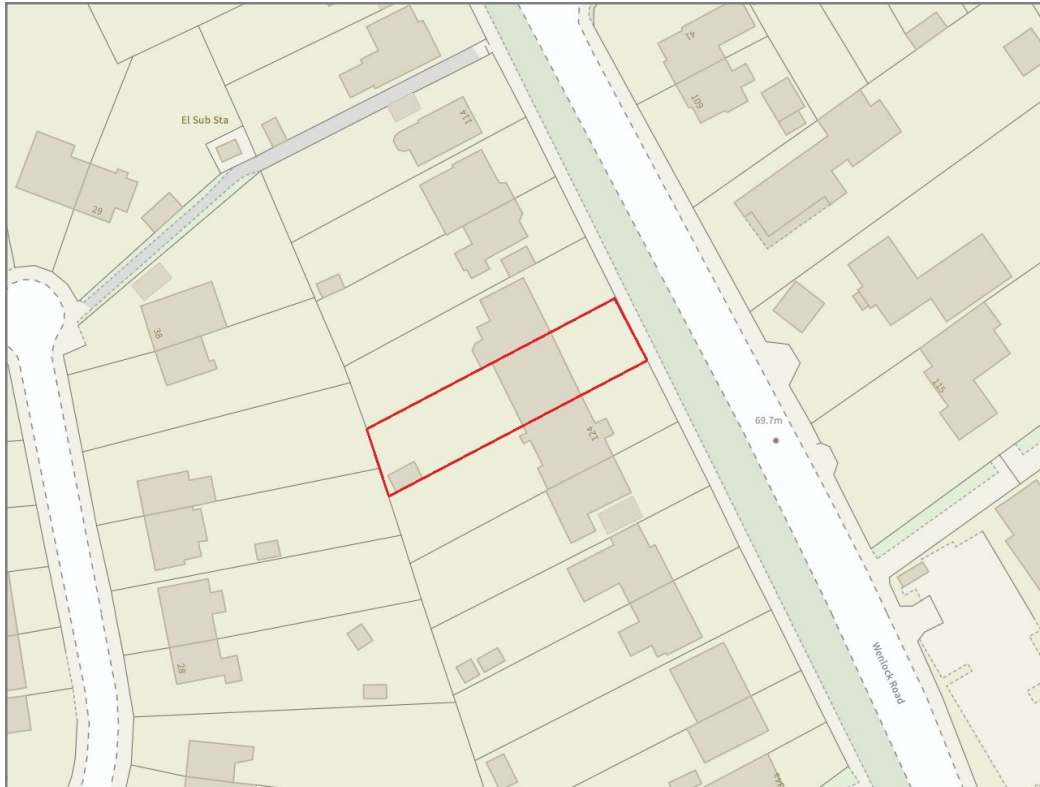
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BOUNDARIES NOT CONFIRMED

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

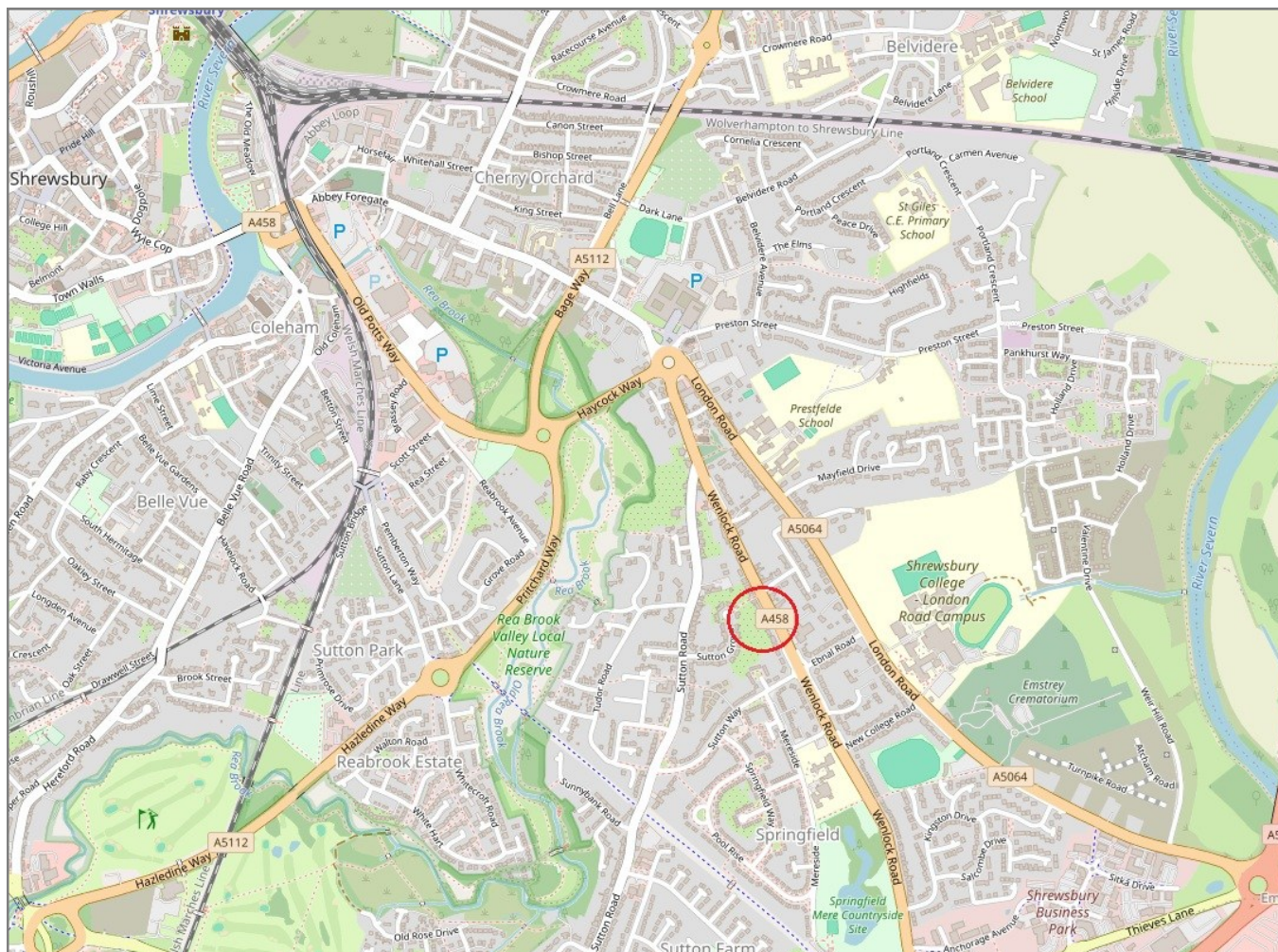
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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