



**82 Mereside, Springfield, Shrewsbury, SY2 6LQ**

3 bedroom semi-detached house — £265,000 Freehold

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£265,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Located in a fantastic setting directly overlooking Mereside Park, with its nature reserve pool and woodland. This well presented semi detached family home offers improved accommodation along with a good sized west facing rear garden.

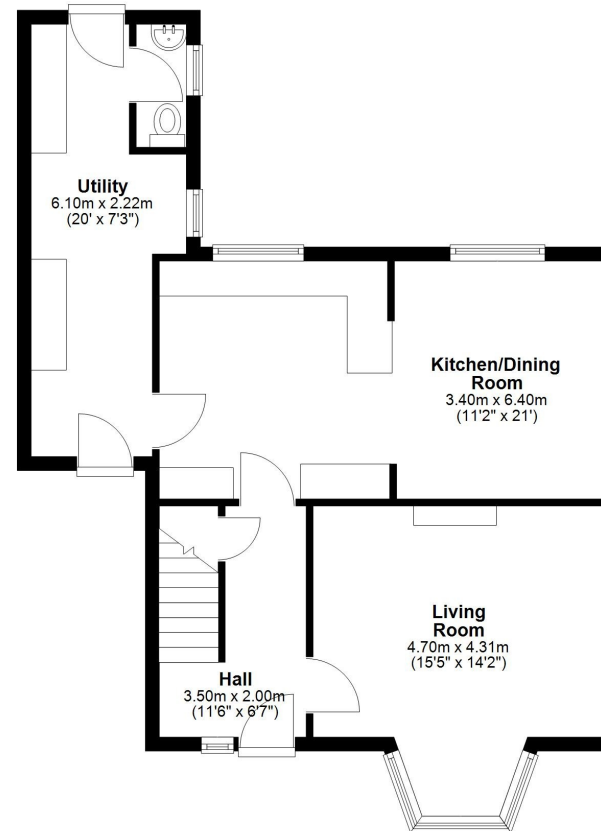
## KEY FEATURES

- Covered entrance area to hall with understairs storage and doors to both living room and kitchen.
- Living room with large bay window to front which overlooks the park.
- Open plan kitchen/dining room with two windows overlooking the rear garden and a fitted range of units to kitchen area.
- Along the side of the property there is a good sized utility room with cloakroom. There are also doors to both the front and rear and also the kitchen.
- Staircase from hall to the landing where there is a bathroom and three bedrooms, two of which over look the park.
- uPVC double glazed windows and gas fired central heating.
- Area of lawn to front with a two car driveway.
- Attractive private, west facing rear garden that's mainly laid to lawn with paved and decked areas, established borders, two garden stores and a covered seating area.
- Situated right next to the beautiful Mereside Park, with play area, bike track, disc golf course, natural pool and area of woodland. The property is also a short walk from a supermarket, primary school and local pubs.

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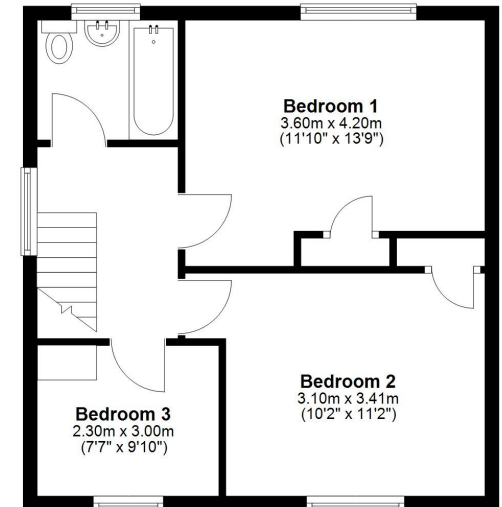
## Ground Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)









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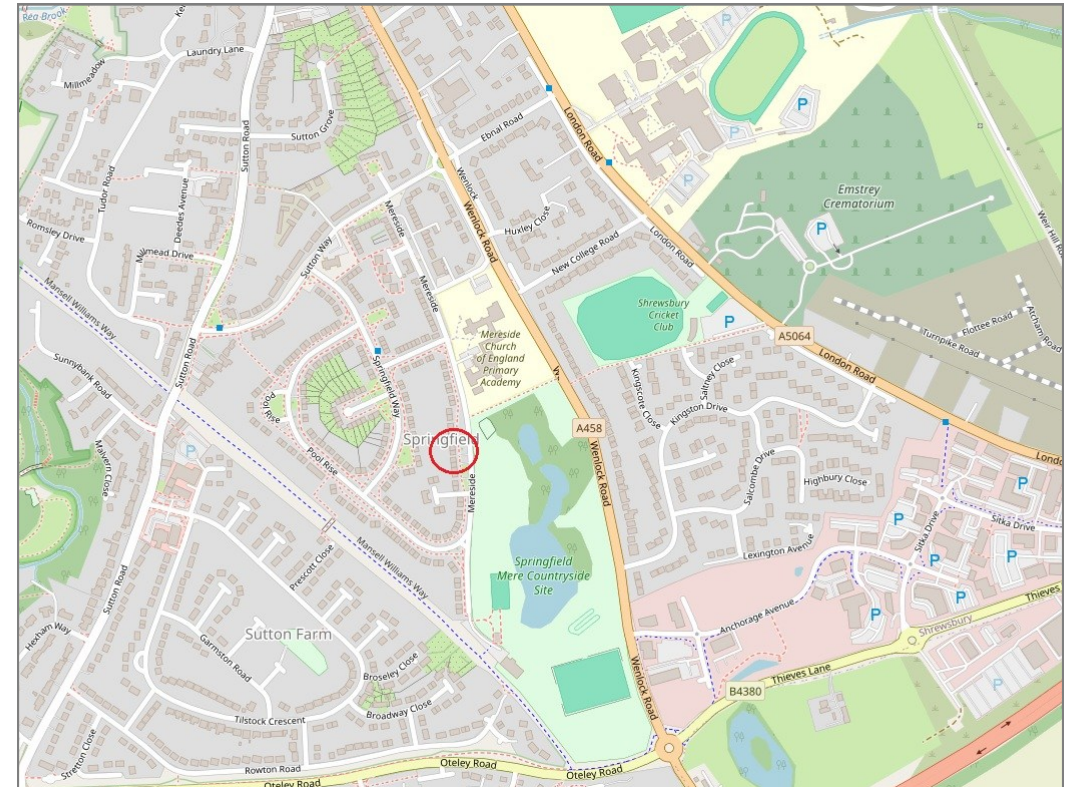
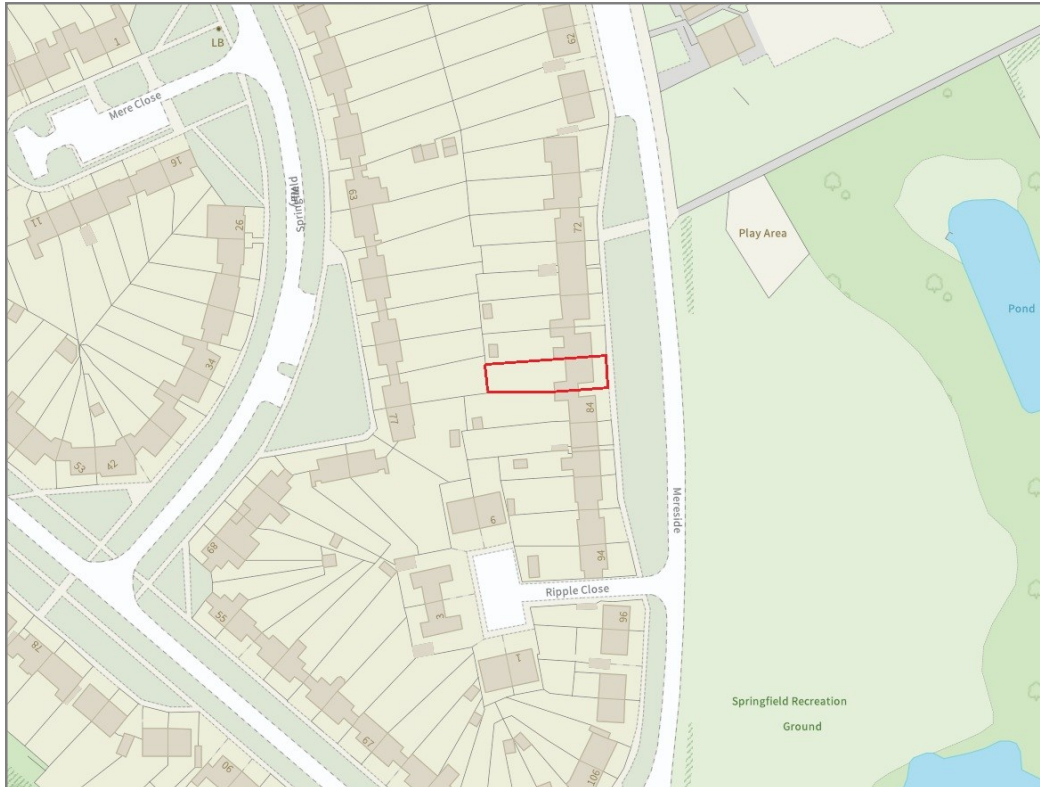
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band 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

**Cooper Green Pooks**  
**01743 276666**



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

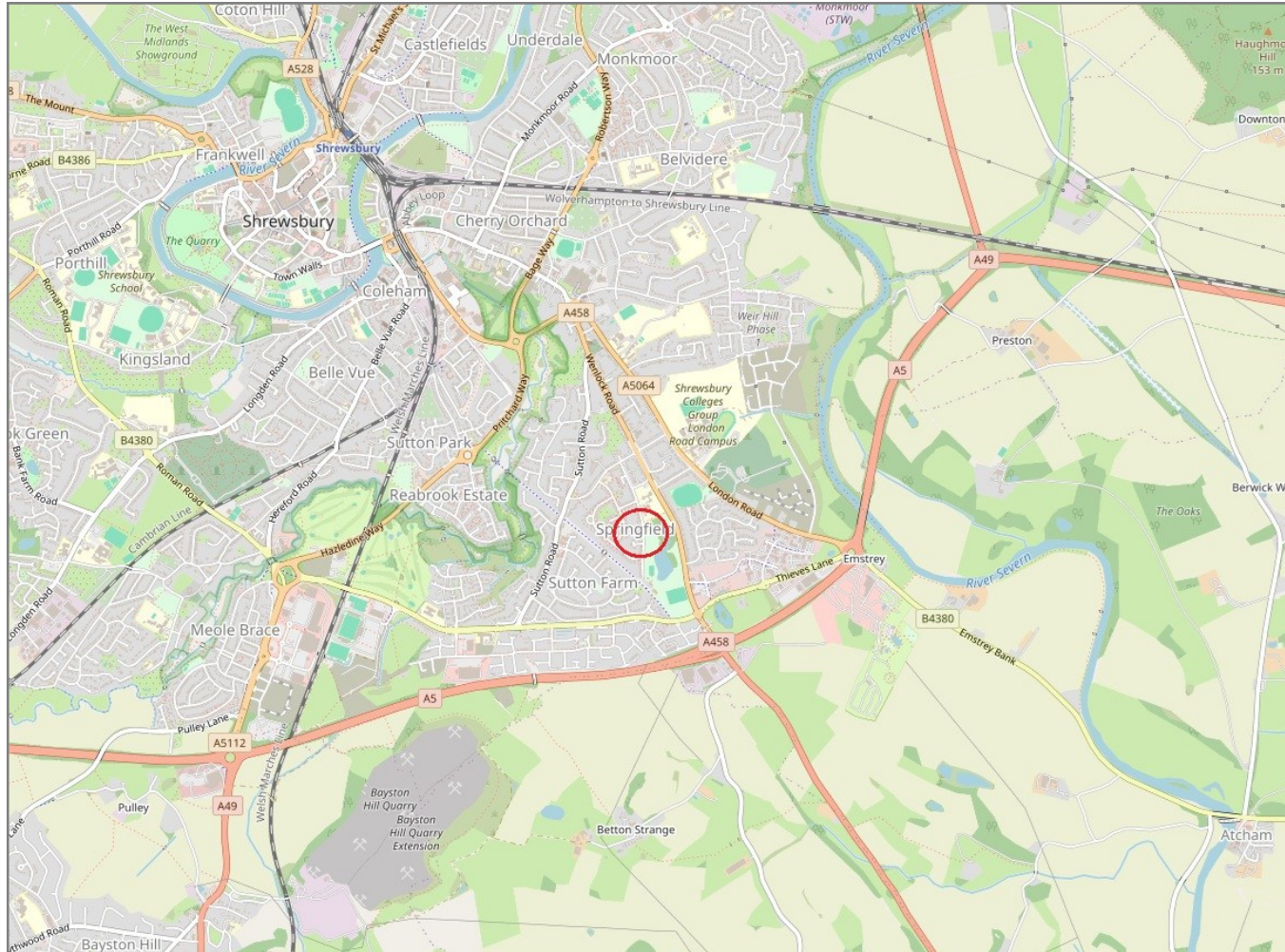
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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