



29 The Furlongs, Leighton Park, Shrewsbury, SY3 5FU

1 bedroom end terrace bungalow — £225,000 Leasehold

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sales@cgpooks.co.uk

This beautifully presented end of terrace property has been uniquely designed to provide very practical accommodation, tucked away within the popular Leighton Park development, adjoining the grounds of Shelton cricket pitch, while benefitting from its own private front and back doors, as well as a good sized and attractively landscaped walled garden.

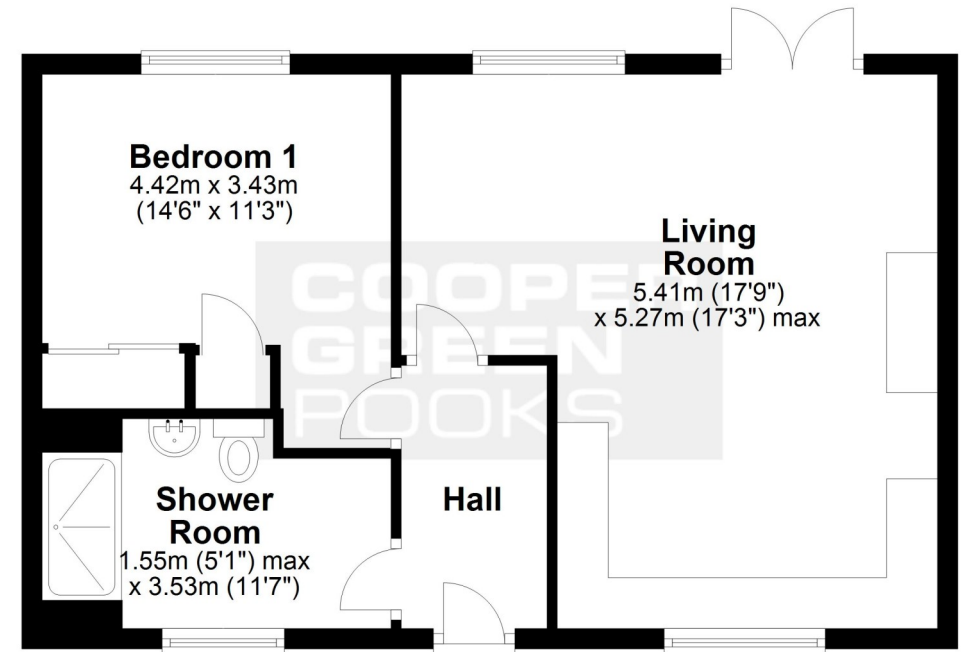
KEY FEATURES

- Entrance hall and lovely open plan living/kitchen/dining room with window and glazed double doors to the rear garden
- A well-fitted range of modern units to kitchen area with integrated appliances
- Double bedroom with window to garden, built-in storage cupboard, and double sliding door wardrobe
- Large, well-appointed shower room
- Double glazed windows and electric heating, which has been recently upgraded to a high efficiency system
- A quiet and secluded position next to the Shelton Cricket ground and bowling green with a very impressive and sizable private rear garden, which is partly walled and lawned with large, paved sun terracing. There is also a useful storage area to the side of the property from which there is gated access to the front
- The property is single storey and positioned at the end of a terrace of 3 properties which were converted by Shropshire Homes
- Private parking space and additional visitors parking, set within beautiful communal grounds
- Close to Royal Shrewsbury Hospital, the Bicton shopping complex with supermarket and a very nice pub/restaurant
- Sold with no upward chain

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Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 40.8 sq. metres (439.6 sq. feet)

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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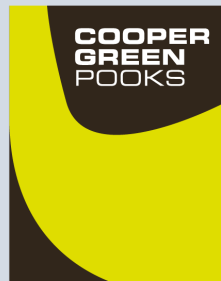
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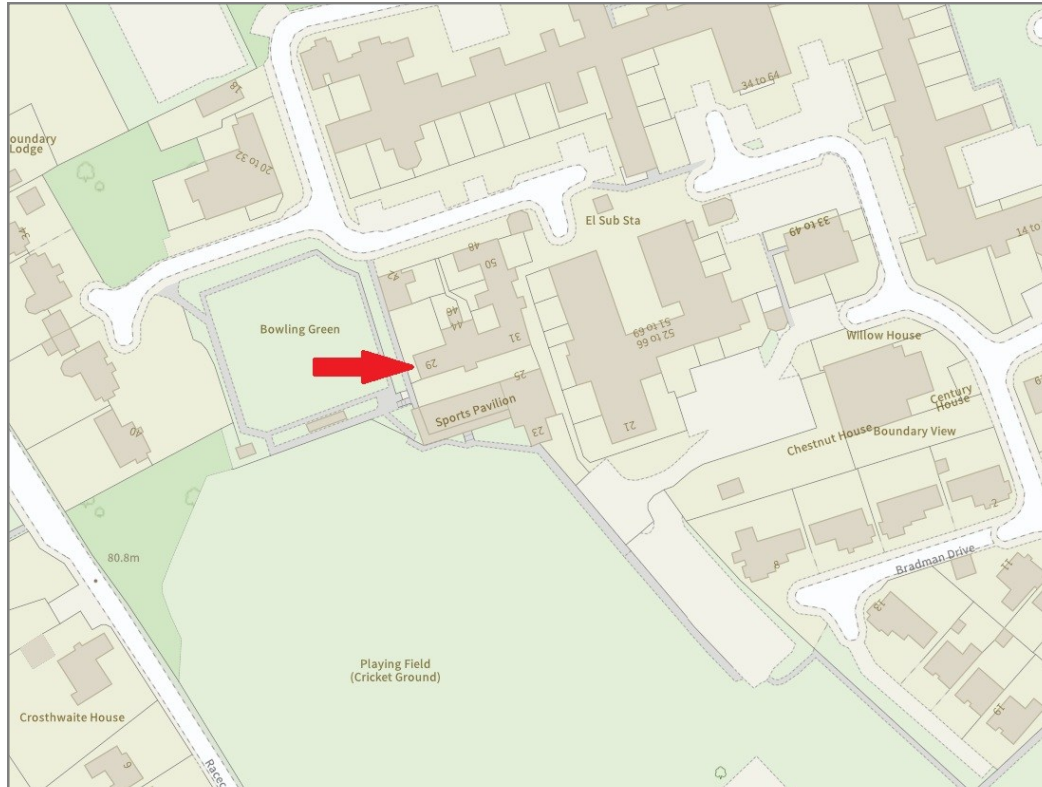
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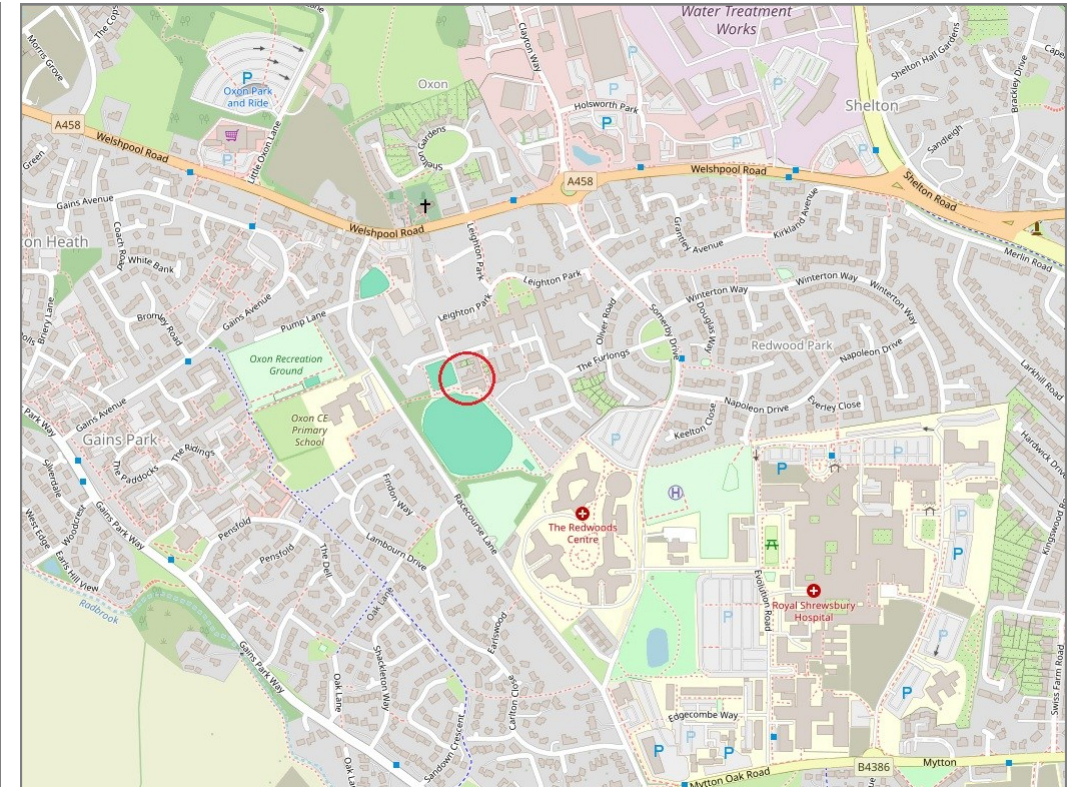
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BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band F
Services	Mains water, electricity and drainage are connected. Electric heating.

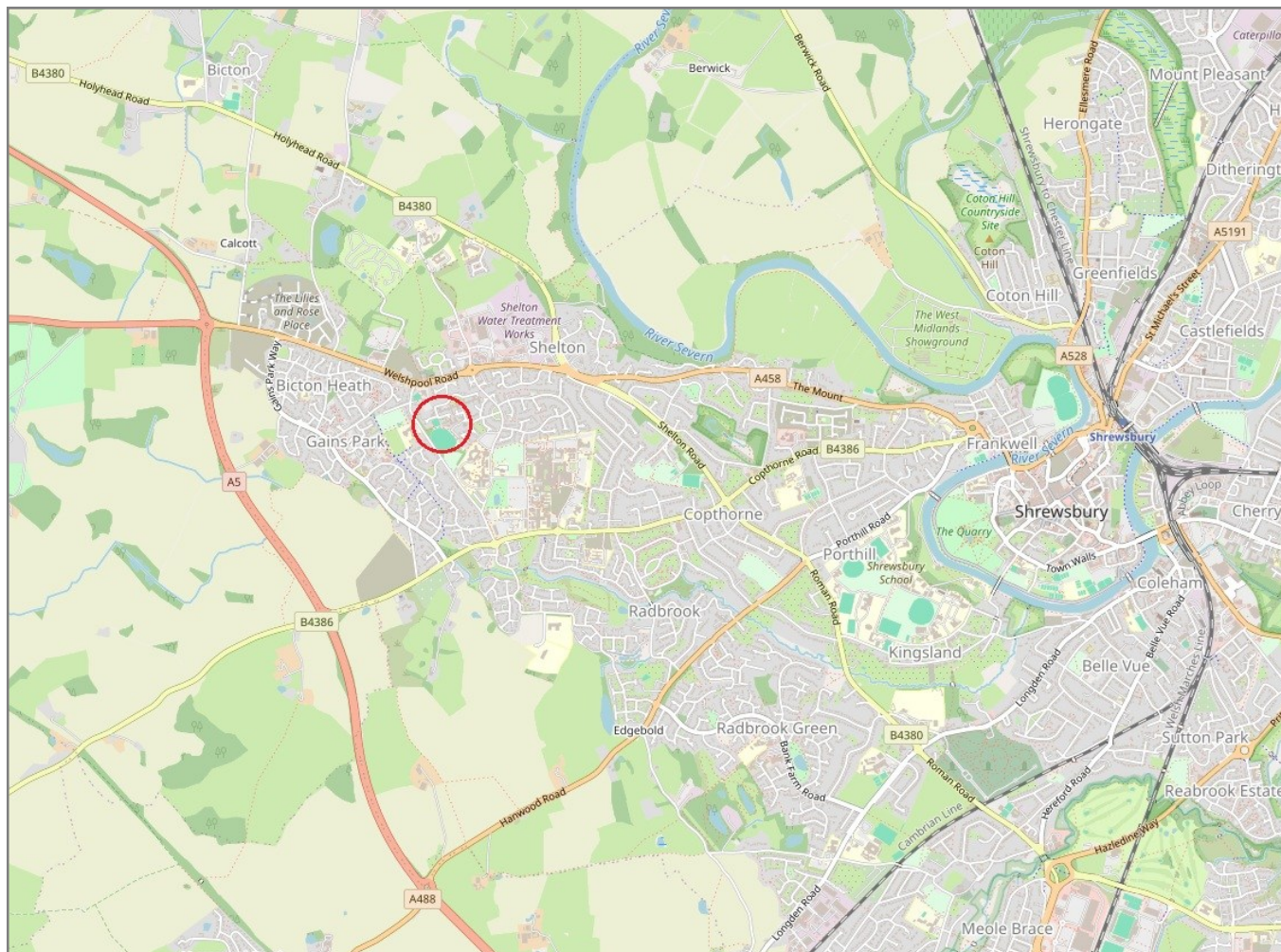
Length of Lease	199 years from 2016
Service Charge	Approx £900 per annum
Ground rent	Approx £240 per annum

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