



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

2 bedroom terraced house — £235,000 Leasehold

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Coopergreenpooks.co.uk

£235,000 Leasehold—2 bedroom terraced house

sales@cgpooks.co.uk

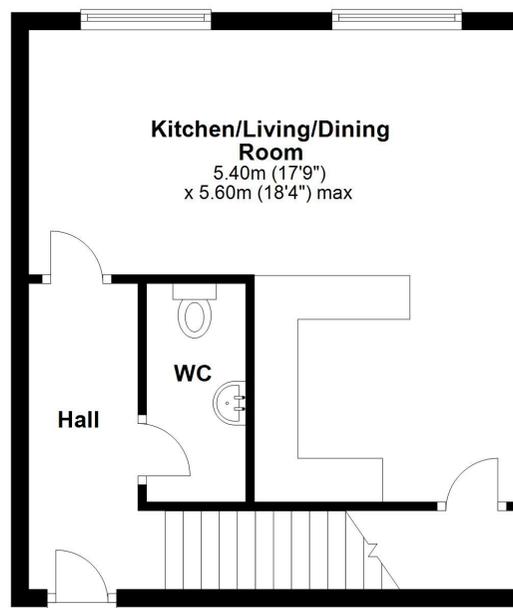
This beautifully presented mid-terraced house forms part of an impressive converted building of character, while offering well-proportioned accommodation, finished to a high standard throughout.

KEY FEATURES

- Good sized entrance hall, cloakroom and turning staircase to landing
- Lovely open plan living/dining room with large feature windows to front overlooking communal gardens
- Well-fitted kitchen with electrics ready installed for a dishwasher to be inputted. Kitchen opens onto the dining area, with useful under stairs storage/pantry
- Two double bedrooms on the first floor, one having built in wardrobes
- Spacious family bathroom with shower
- Double glazed windows and electric heating
- Private allocating parking as well as additional visitor spaces
- A very quiet and convenient location, tucked away within this popular modern development, whilst being just a short walk from Bicton Heath's excellent amenities, The Royal Shrewsbury Hospital, road links via the bypass and less than two miles from the town centre. There is also a frequent park and ride service about 5 minutes walk from the property
- Leighton Park is surrounded by stunning communal gardens and parkland for residents use, as well as incorporating both the cricket and bowls clubs

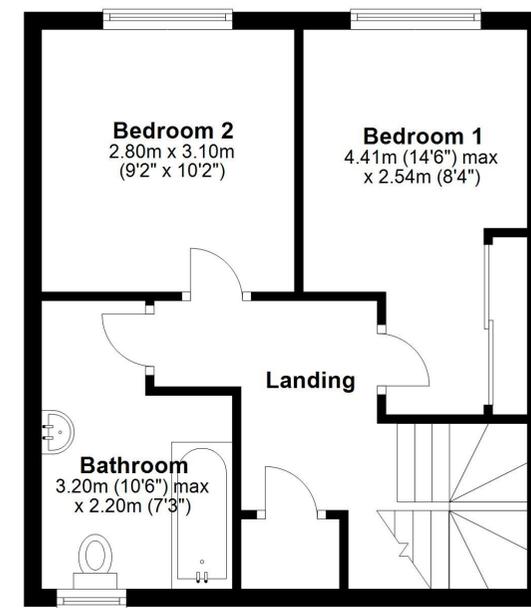
Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 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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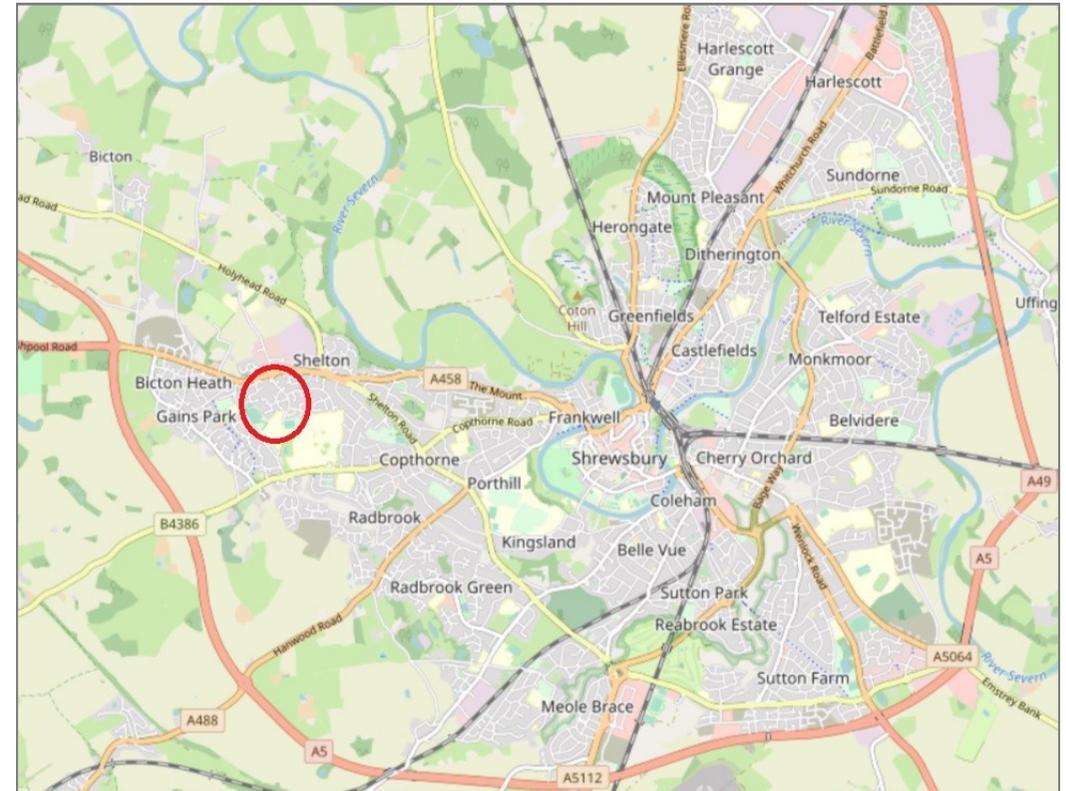
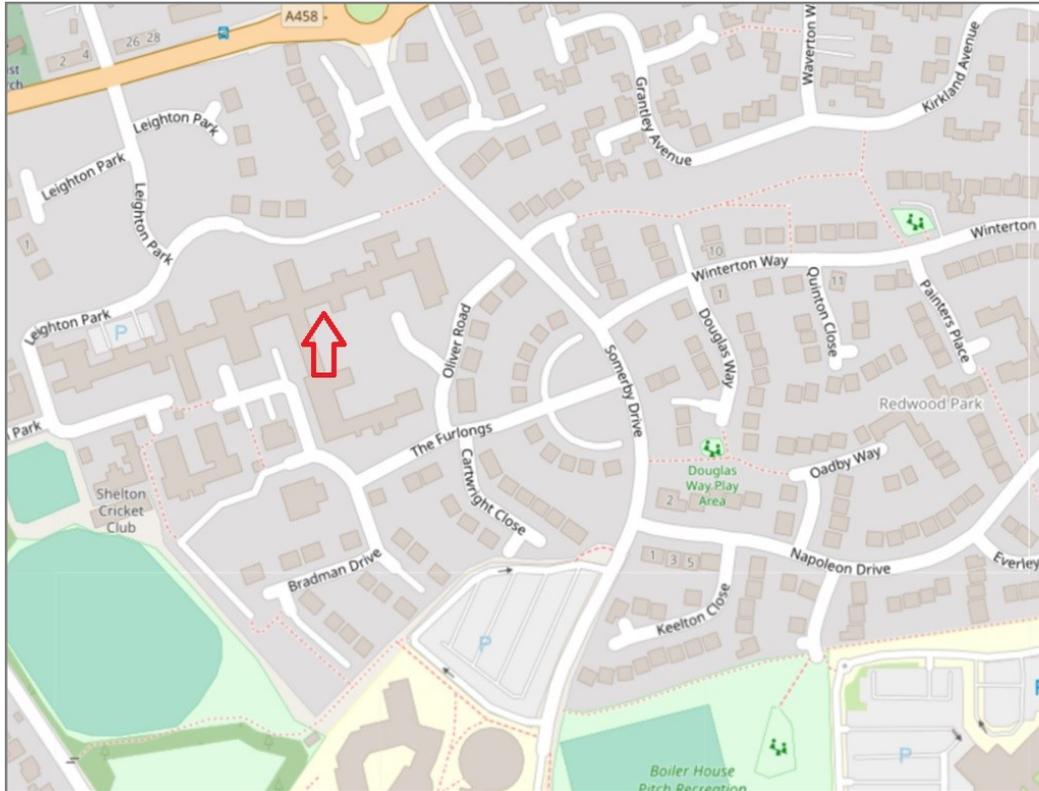
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF
www.cgpooks.co.uk
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease Length	199 years from 2016
Service Charge	£860 PA
Ground Rent	£141 PA
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D

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.