



68 Longden Road, Shrewsbury, SY3 7HW

3 bedroom detached house — £475,000 Freehold

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Coopergreenpooks.co.uk

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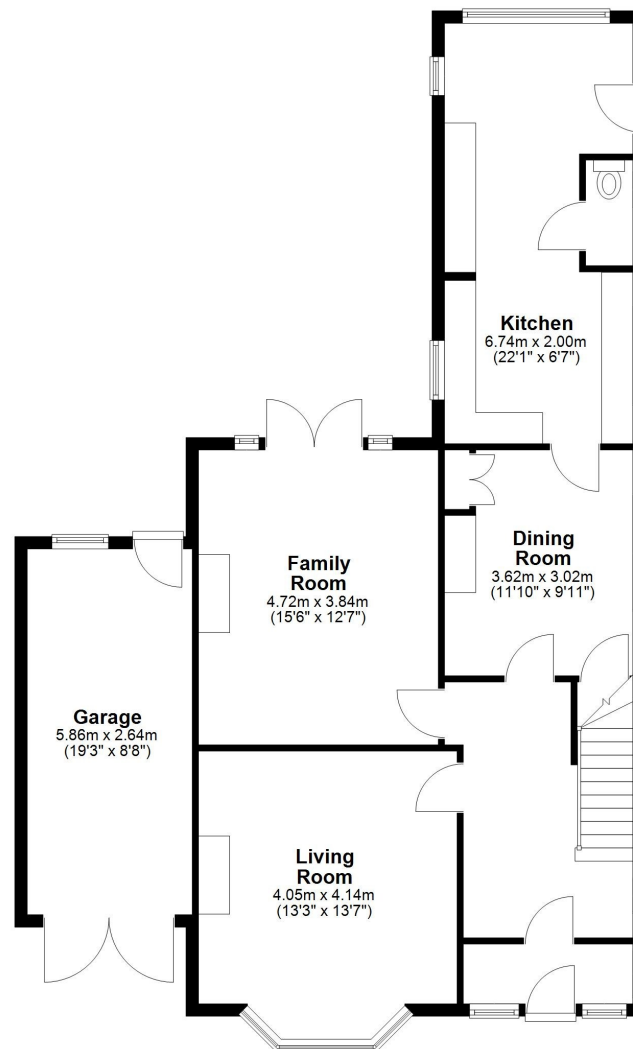
sales@cgpooks.co.uk

Located in a fantastic plot backing on to the Kingsland Valley. This attractive and well proportioned family home offers lots of further potential, whilst also having the convenience of being just a short walk from Coleham and the Priory school

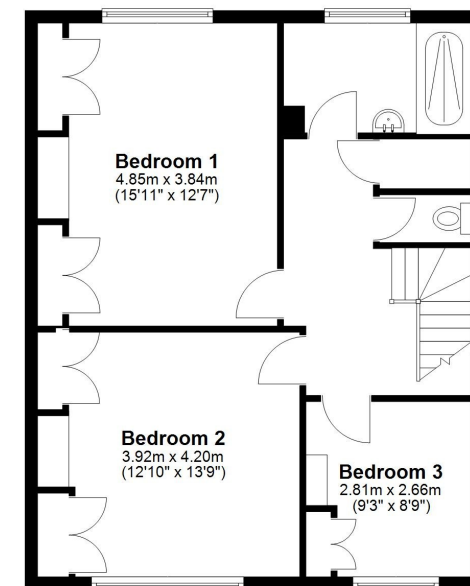
KEY FEATURES

- Entrance vestibule and good sized hall, providing access to the living areas.
- Separate living and family rooms, both with feature fireplaces. The living room also has a bay window to front whilst the family room has glazed double doors opening onto the sun terrace.
- Dining room connecting to the large fitted kitchen, which has windows to three elevations, a separate WC and door to side.
- Staircase from hall to the landing, where there is access to a large roof space, three bedrooms and a shower room. There is also a separate WC and a walk in airing cupboard.
- Replacement double glazed windows and gas fired central heating.
- Enclosed driveway to front, providing lots of parking and access to the adjoining single garage.
- There is also gated access along the side of the property to the extensive rear garden which is attractively landscaped to lawn with large sun terrace and established shrubs and trees.
- Really good location in a very sought after area of town, just a 5 minute walk from the Priory school and the vibrant suburb of Coleham, with its outstanding primary school, many independent businesses and excellent pubs. The town centre is also a short walk further via the Greyfriars footbridge.
- No onward chain.

Ground Floor
Approx. 98.7 sq. metres (1062.1 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 160.4 sq. metres (1726.7 sq. feet)







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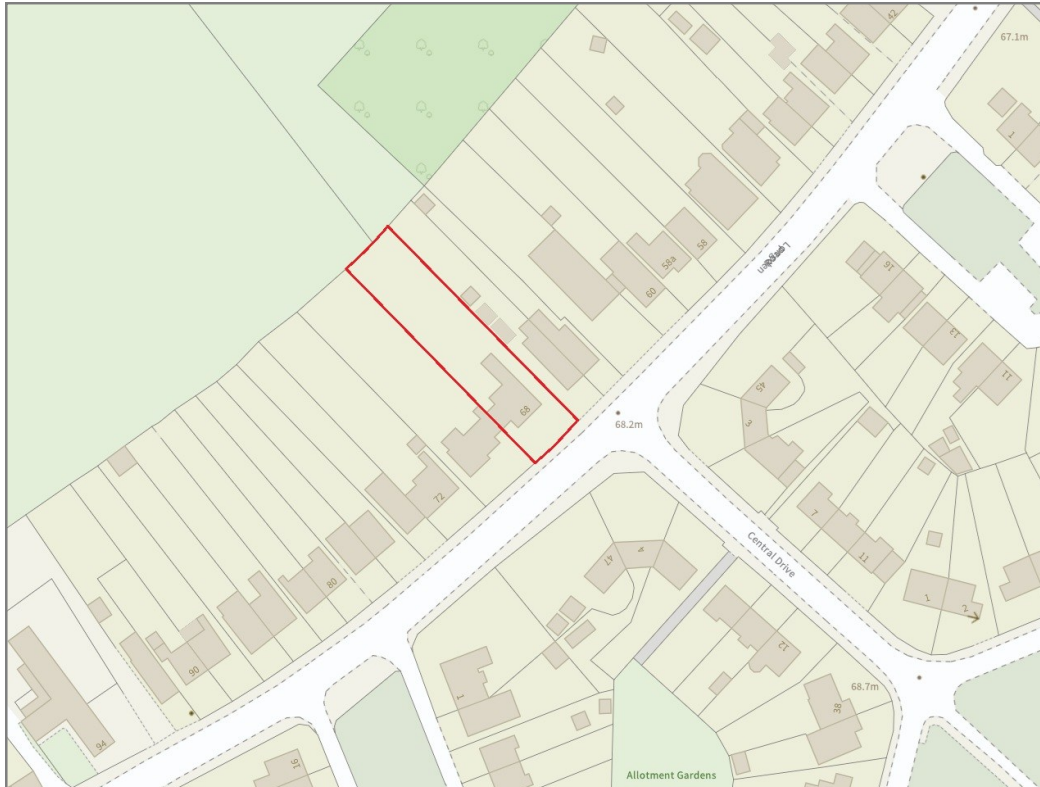
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BOUNDARIES NOT CONFIRMED

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

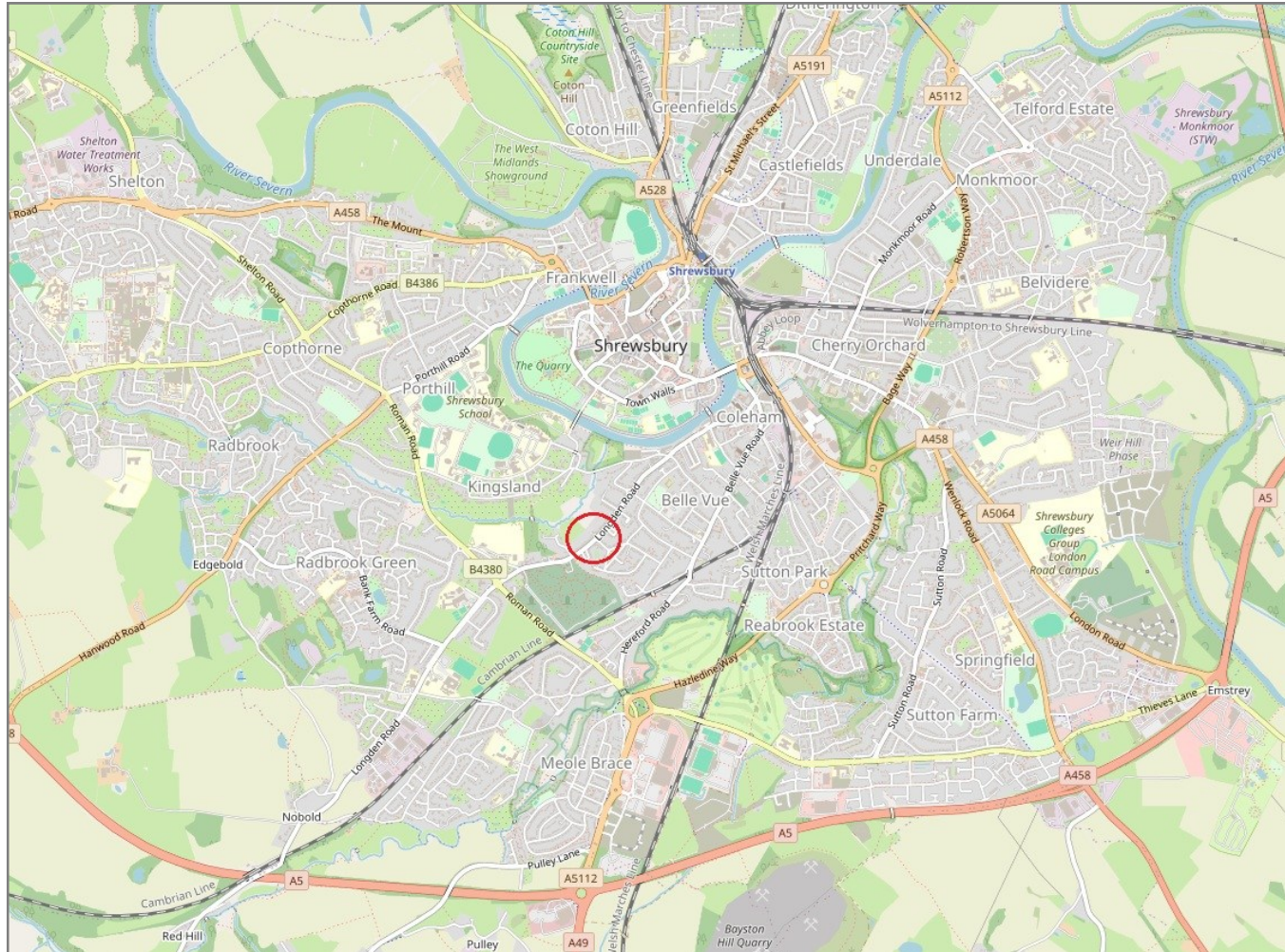
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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