



£245,000 Freehold—2 bedroom end terrace house

sales@cgpooks.co.uk

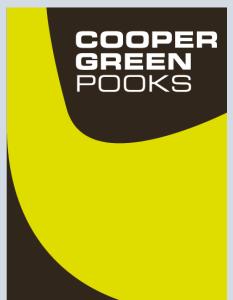
This attractively designed and extended modern semi-detached home is well situated within the impressive Leighton Park development, with a private south facing rear garden and driveway providing parking for 2 cars.

KEY FEATURES

- Covered entrance area to hall with wood effect flooring and window to front.
- Well fitted kitchen/breakfast room with tiled flooring and window to garden. There is also built in store and a cloakroom.
- Lovely conservatory to rear, which is heated with glazed double doors to both the garden and also the kitchen, as well as having tiled flooring to match.
- Staircase from living room to the first-floor landing where there are 2 double bedrooms and a bathroom.
- uPVC double glazed windows and gas fired central heating.
- Driveway to front providing parking for 2 cars.
- Gated access along the side of the property to the south facing rear garden, which is laid to lawn with a paved sun terrace.
- Well situated at the end of a quiet and private cul de sac within the popular and very attractive Leighton park development.
- Few minutes' walk from the Shelton cricket and bowling clubs, as well as a great pub/restaurant and the Bicton shopping complex.

Cooper Green Pooks
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Shrewsbury
SY1 1QF

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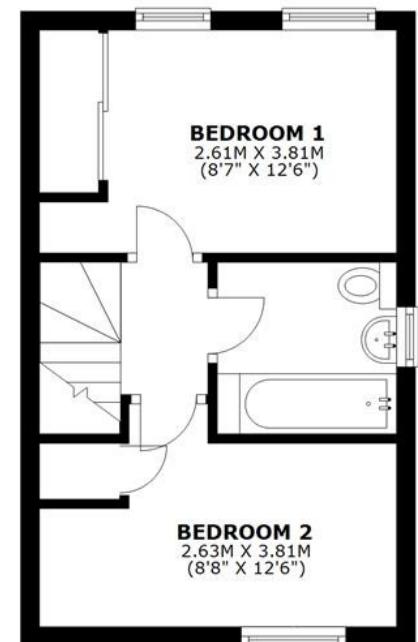
GROUND FLOOR

APPROX. 33.6 SQ. METRES (362.1 SQ. FEET)



FIRST FLOOR

APPROX. 24.5 SQ. METRES (263.4 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.5 SQ. FEET)





18 Oliver Road, Leighton Park, Shrewsbury SY3 5FX

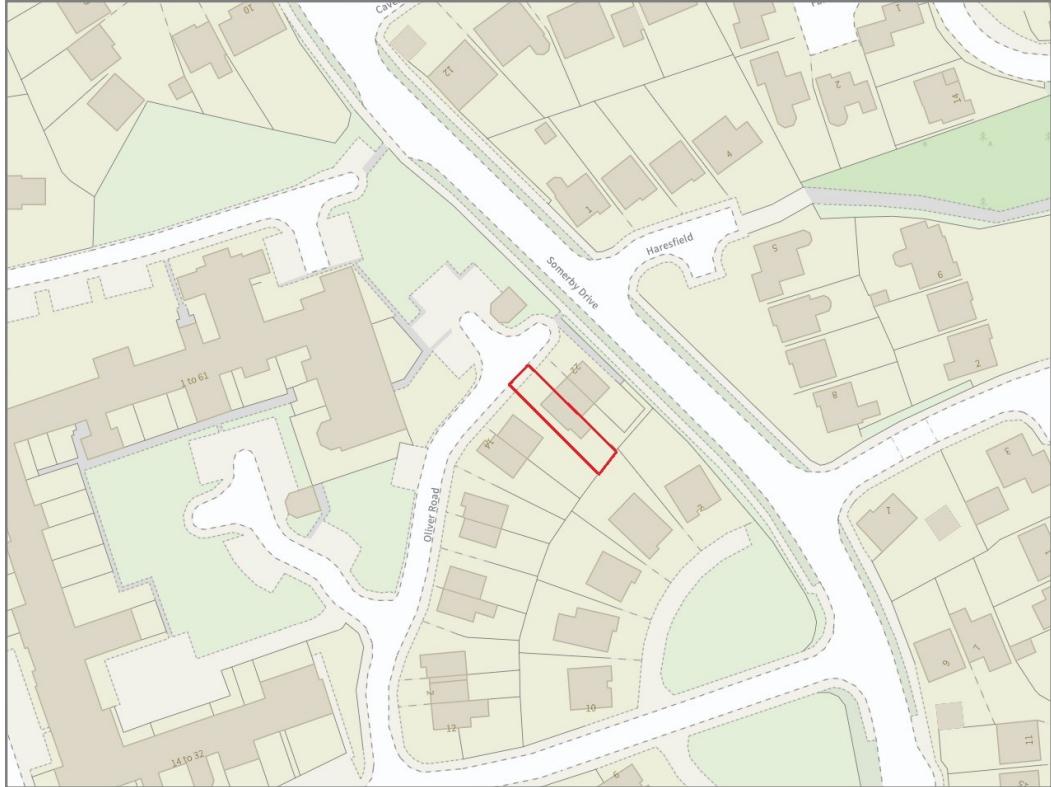
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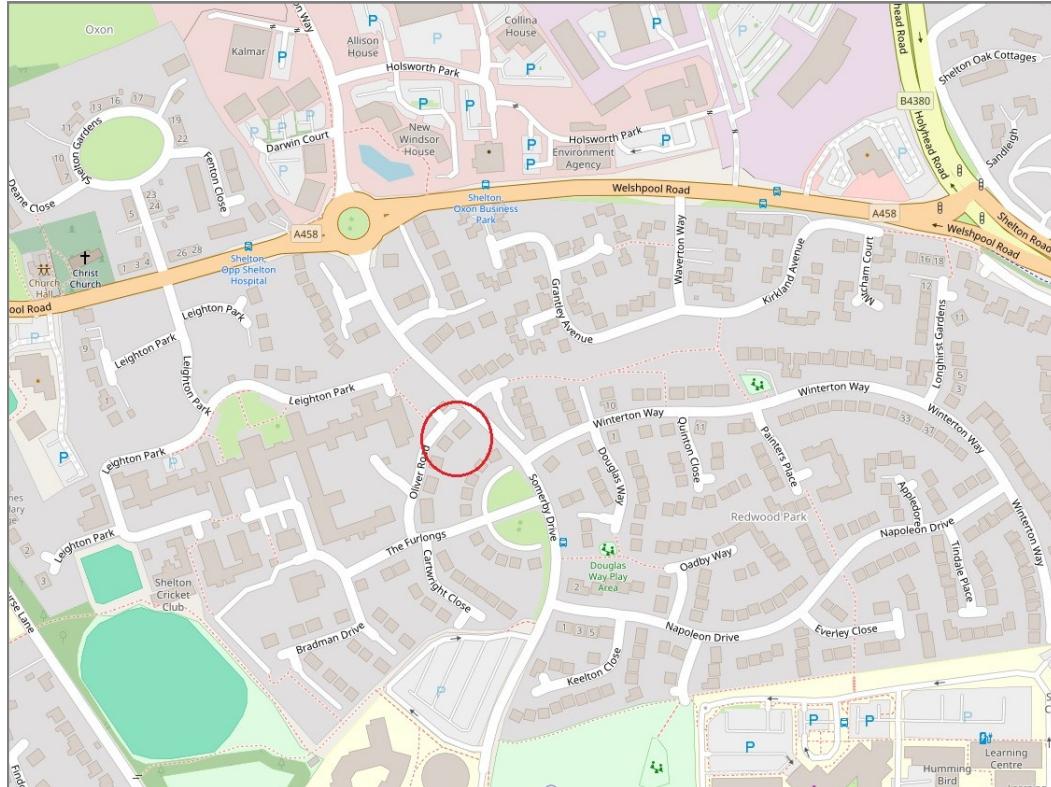
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

 **expert** mortgage advice available

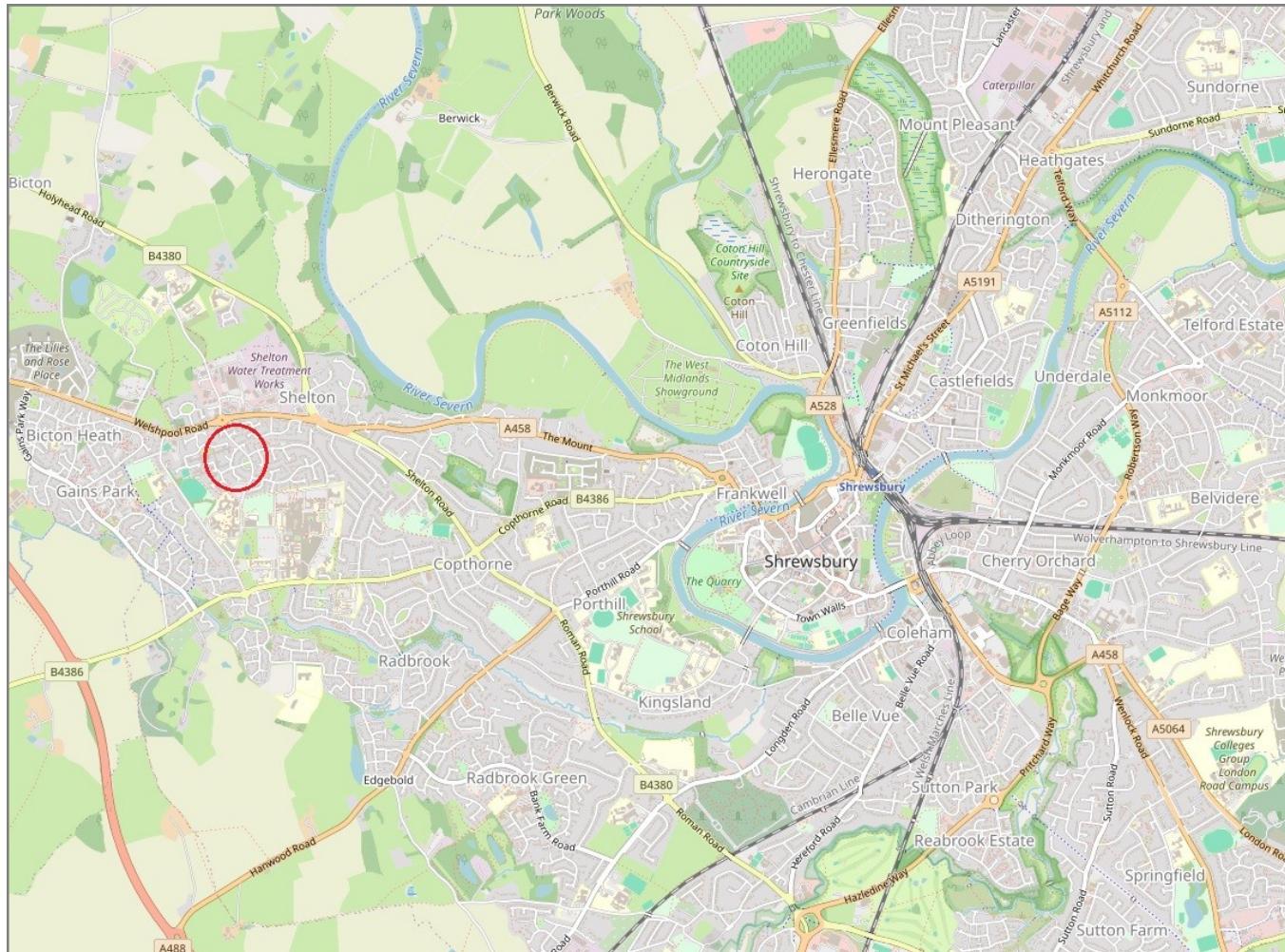
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Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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