



**25 Leamore Crescent, Shrewsbury, SY3 7QB**

3 bedroom semi-detached bungalow—£257,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

**Situated within a popular residential area, this beautifully presented semi-detached property has been recently improved to provide very well-designed and versatile accommodation, finished to a high standard, while befitting from a private south facing garden, driveway parking, and attached garage.**

### KEY FEATURES

- Lovely entrance hall with decorative wall panelling, part glazed door and glazed side-screen allowing plenty of natural light
- Impressive open plan kitchen/living/dining room with windows to two elevations and access to the rear garden
- The re-fitted kitchen has a range of units, integrated appliances, and wood-effect tiled flooring
- Two ground floor bedrooms, both having built-in storage, and a re-fitted shower room
- On the first floor is a versatile space providing a third bedroom, which could also be used as an additional reception room, hobbies room, or home office. There is also a generous walk-in store room with potential for further conversion
- uPVC double glazed windows and gas fired central heating throughout
- Private south facing garden, attractively landscaped and paved for easy maintenance, with planted raised beds, timber garden store, and access to the attached garage which has power and lighting
- Driveway to front providing plenty of parking with adjoining garden
- This property has recently been significantly improved, with upgrades including a new boiler and heating system, replacement kitchen and shower room, new flooring, replacement garage roof, as well as landscaping of the garden and general maintenance throughout
- A great location within a quiet neighbourhood, waking distance from some excellent amenities, including Sainsbury's local, and the beautiful Reabrook conservation area. Coleham, the quarry park and town centre are also within walking distance and there are regular bus routes with a stop within 200 meters



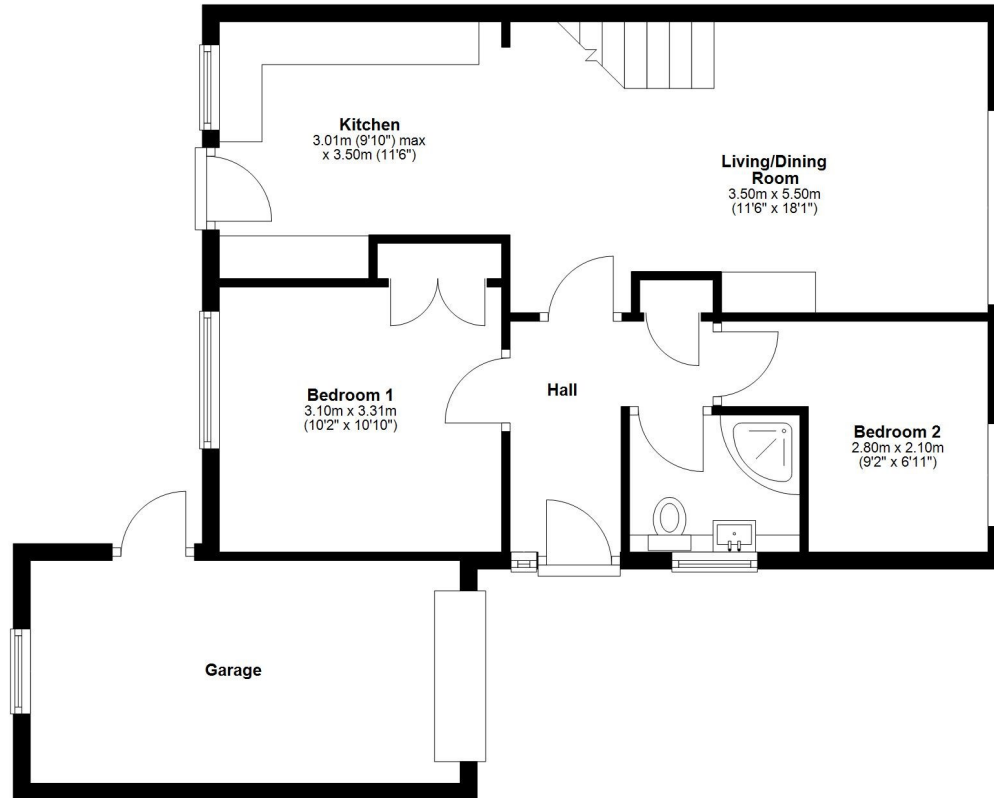
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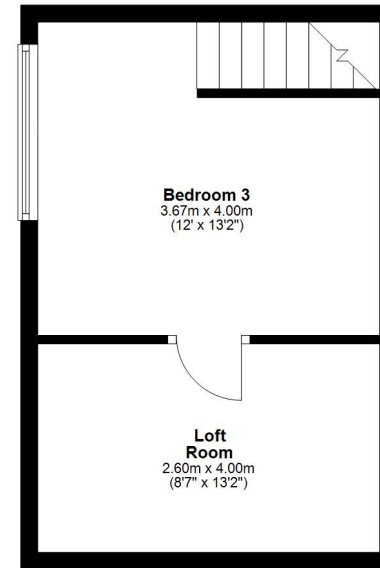
## Ground Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



## First Floor

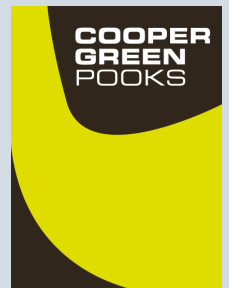
Approx. 24.9 sq. metres (267.6 sq. feet)



Total area: approx. 94.2 sq. metres (1013.5 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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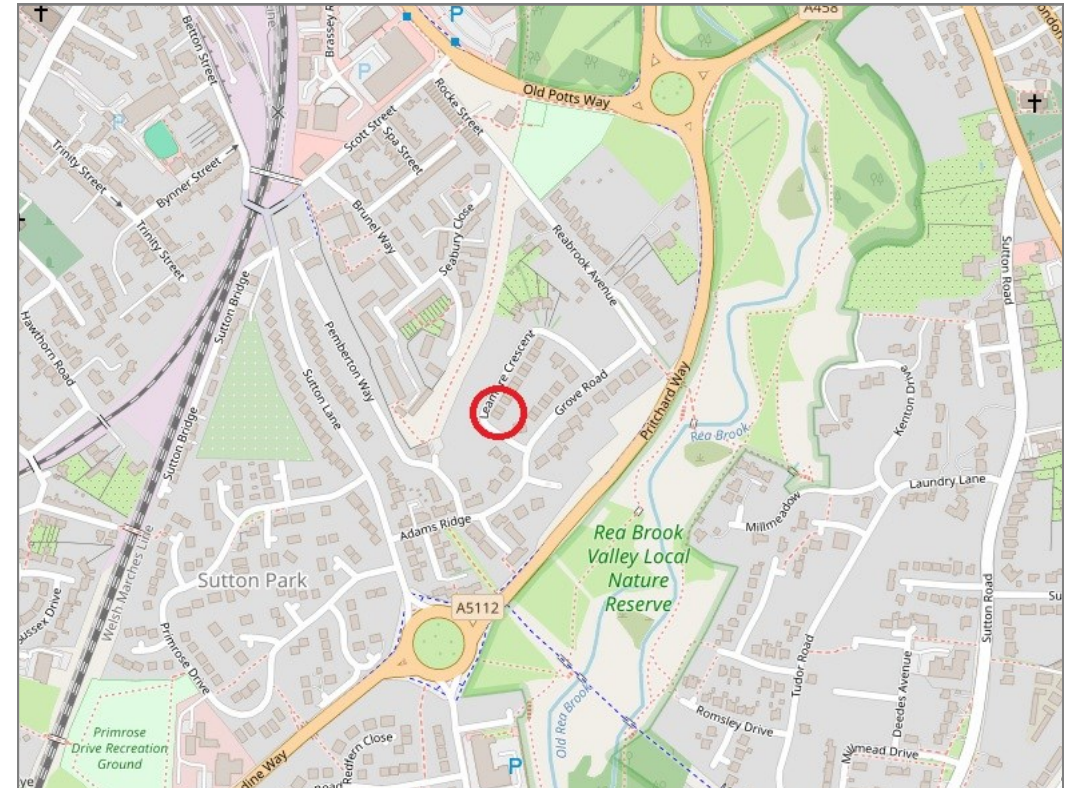
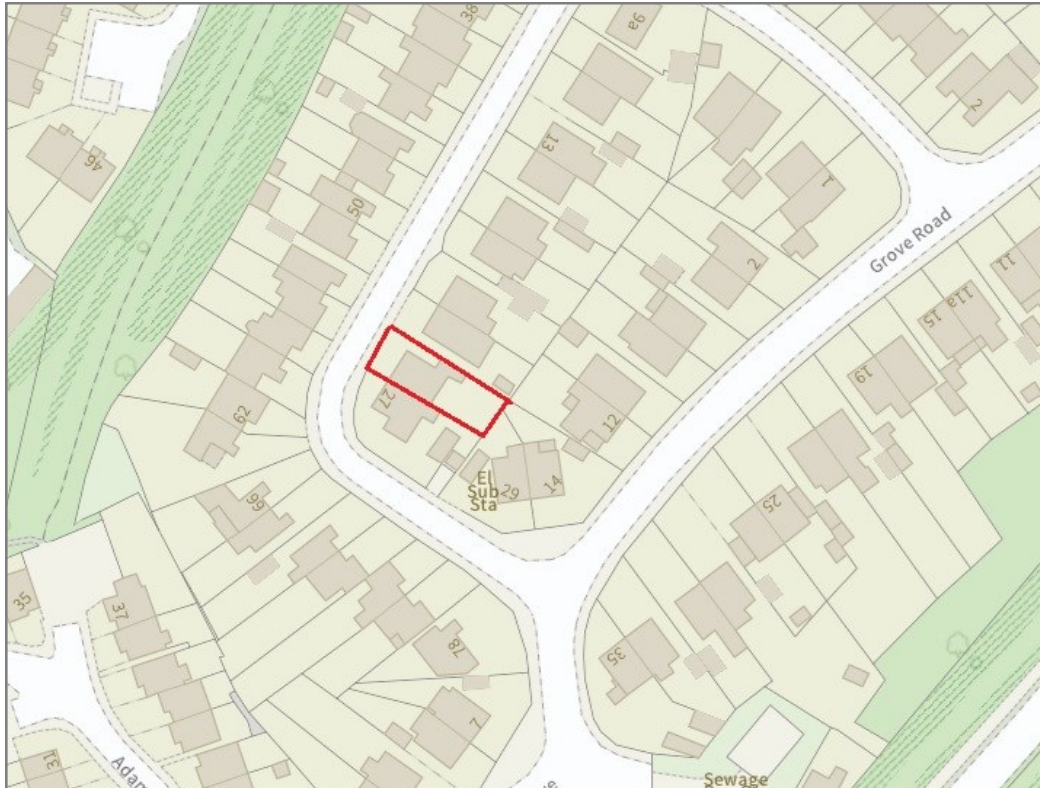
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**BOUNDARIES NOT CONFIRMED**

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

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

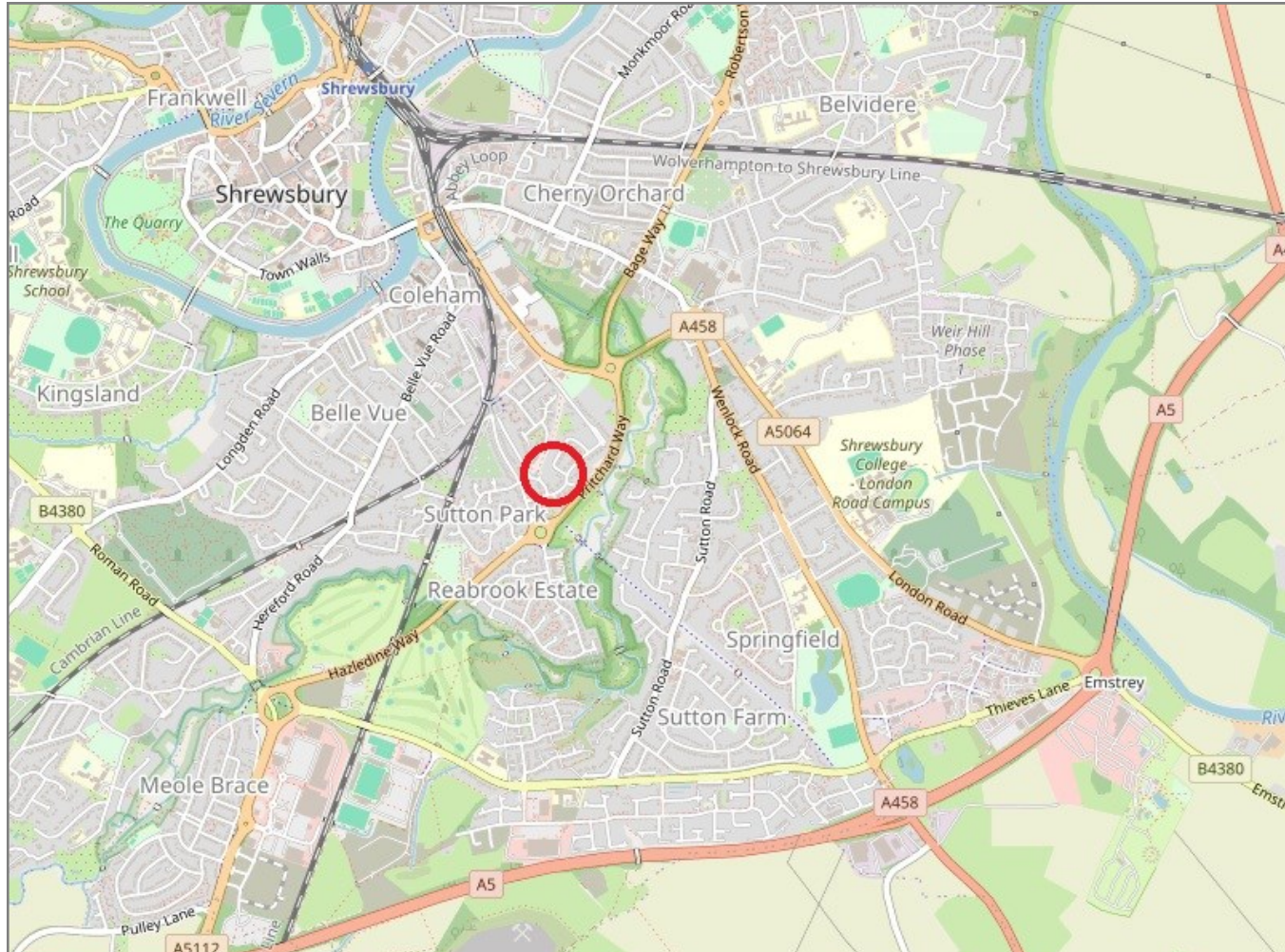
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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