

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

2 bedroom terraced house —£235,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

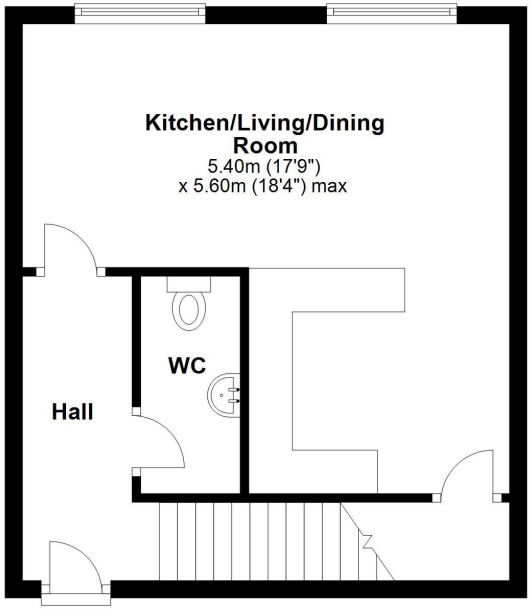
This beautifully presented mid-terraced house forms part of an impressive converted building of character, while offering well-proportioned accommodation, finished to a high standard throughout.

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
- No chain

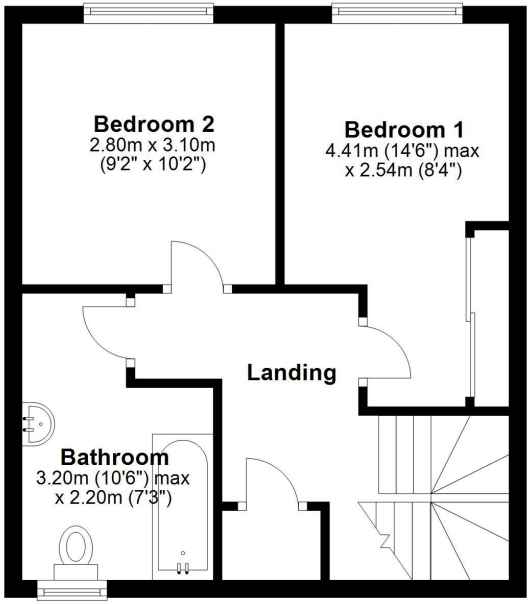
Ground Floor

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.










HOME


LEMON





















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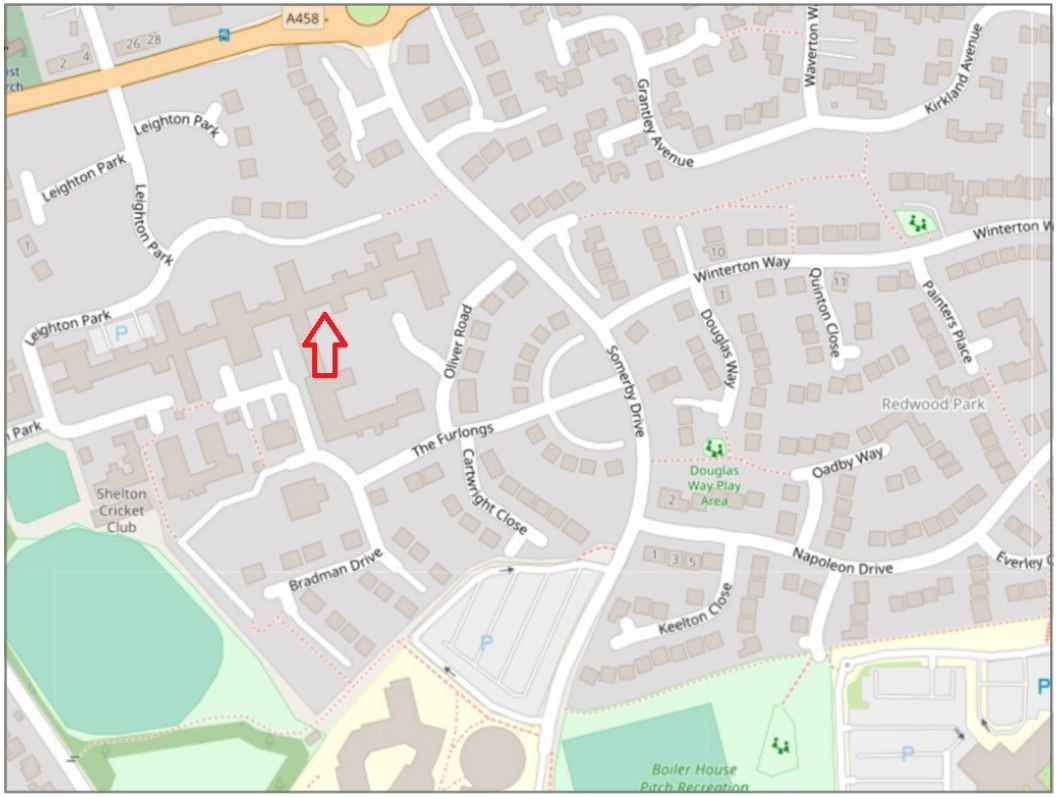

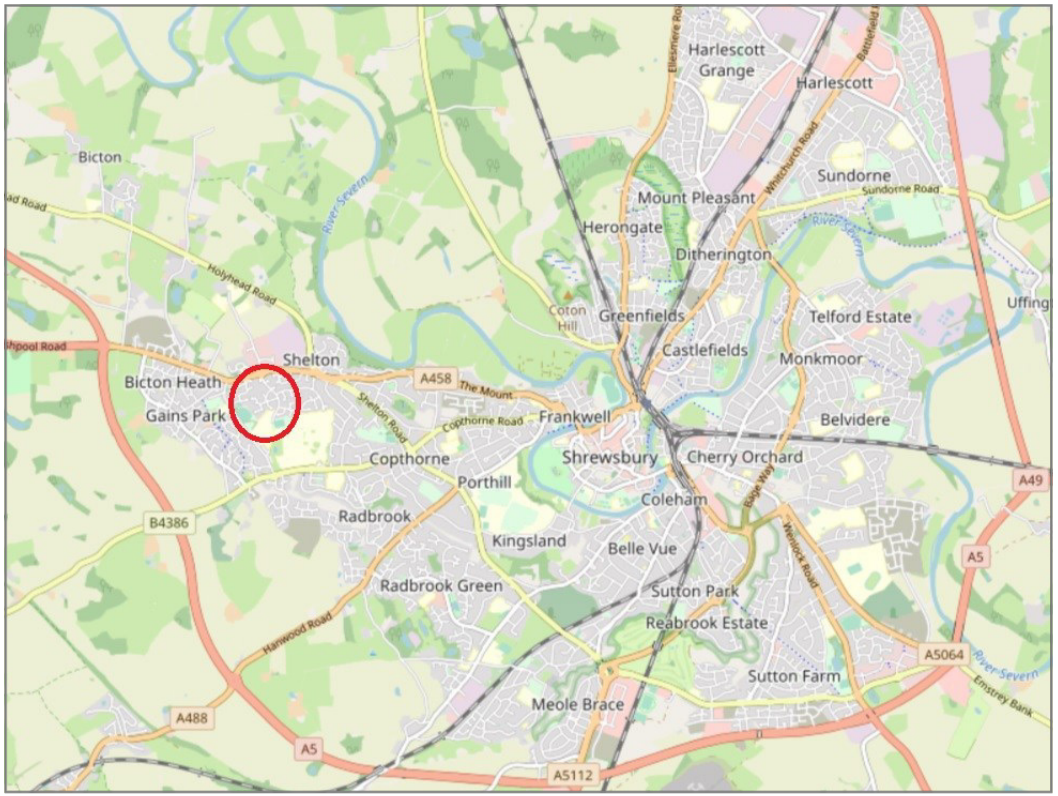

BOUNDARIES NOT CONFIRMED

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.