



233 Wenlock Road, Shrewsbury, SY2 6LD

4 bedroom detached house — £525,000 Freehold

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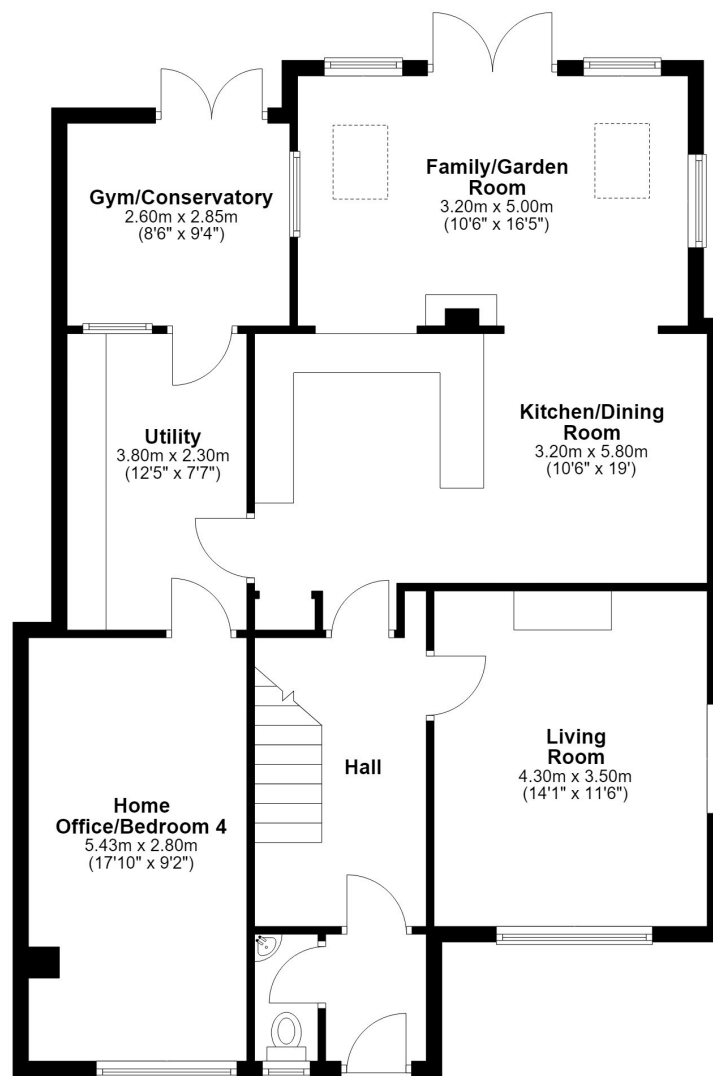
£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



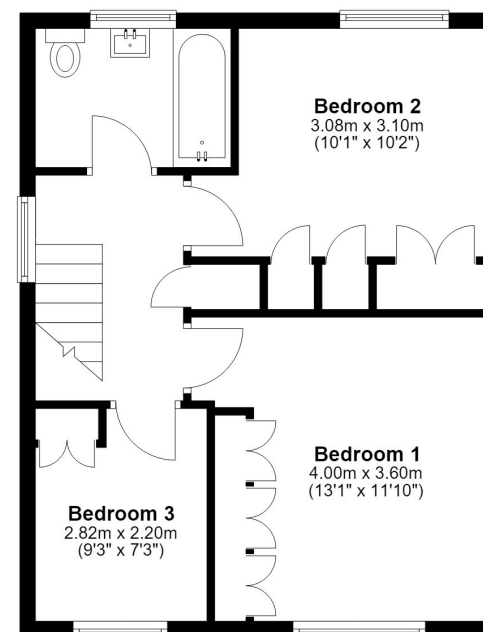
Ground Floor

Approx. 97.4 sq. metres (1048.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 141.5 sq. metres (1523.0 sq. feet)

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Situated within a sought-after area of the town, with a lovely outlook to the front, this beautifully presented detached house has been extended and significantly improved to provide exceptionally well-designed accommodation, finished to a high standard throughout, while benefitting from an attractively landscaped garden and extensive driveway parking.

KEY FEATURES

- Entrance porch with cloakroom, opening to a good-sized hallway with oak staircase leading to a light and spacious landing
- Living room with windows to two elevations, decorative wall panelling, feature fireplace and living flame gas fire
- Impressive open plan kitchen/dining room with a range of fitted units and oak work surfaces
- The extended family/garden room is also open plan to the dining area, having multiple windows, including velux windows, allowing plenty of natural light. There is also a feature wood burning stove and glazed double doors onto the garden
- A very practical separate utility has additional fitted units and provides access to the home office and gym/conservatory
- The office was formally a garage and has been re-configured and extended to create a versatile space that could be used as a 4th double bedroom, play room, or additional reception room if required
- On the first floor are three bedrooms, all having built-in wardrobes, and a well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- The stunning rear garden has been extensively landscaped to comprise areas of lawn, paved and covered decked terraces, a selection of trees, and vegetable patch. There is also a purpose built timber workshop and adjoining store, offering more versatile space that could provide a variety of uses as they both have power and lighting. The rest of the garden also has external power sockets and feature lighting
- To the front of the property is a large driveway providing parking for at least 5 vehicles, and has an EV charging point connected
- A great location within a desirable residential area, just a short walk from Mereside park, as well as being convenient for the primary school, an excellent range of amenities, retail parks, the town centre, and road links via the bypass
- This property has been recently improved to a high standard, with upgrades including a new kitchen, bathroom and utility, re-designing of the ground floor hallway, family/garden room and office, replacement flooring and carpets, full landscaping of the garden, as well as general maintenance and décor throughout













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 **mortgage advice available**
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



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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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BOUNDARIES NOT CONFIRMED



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

Expert mortgage advice available

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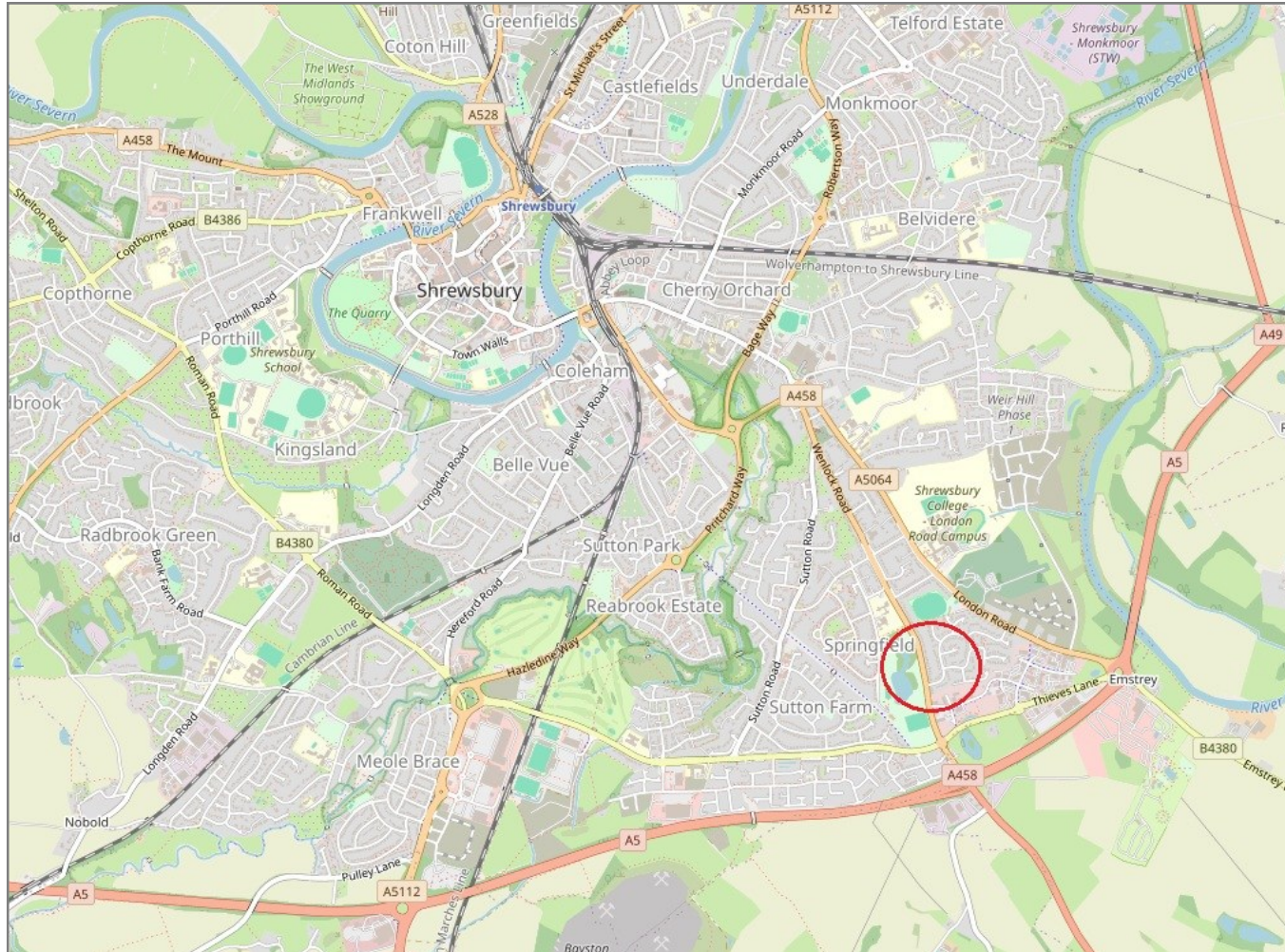
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