



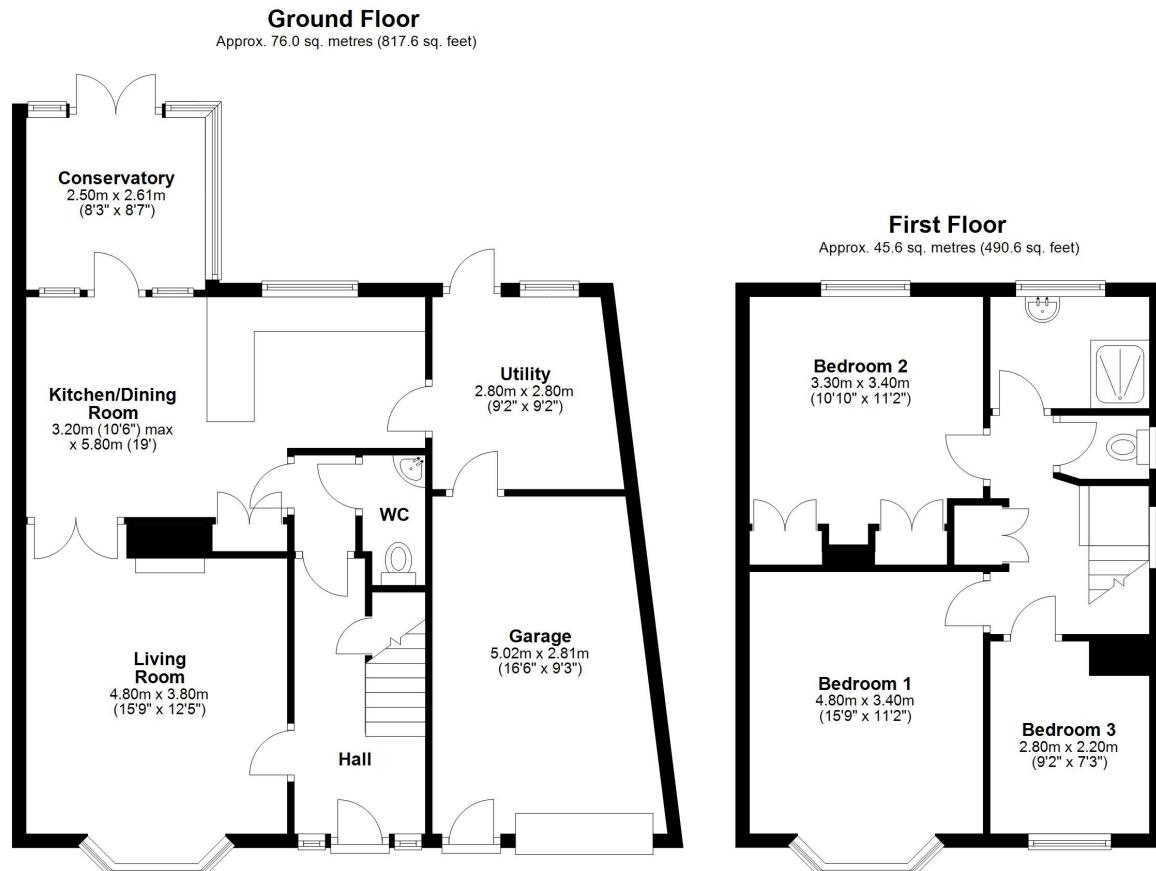
£225,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

**This traditional semi-detached family house occupies a lovely plot with plenty of potential, offering well-proportioned accommodation throughout, and benefitting from a fantastic outlook, large attached garage, and driveway parking.**

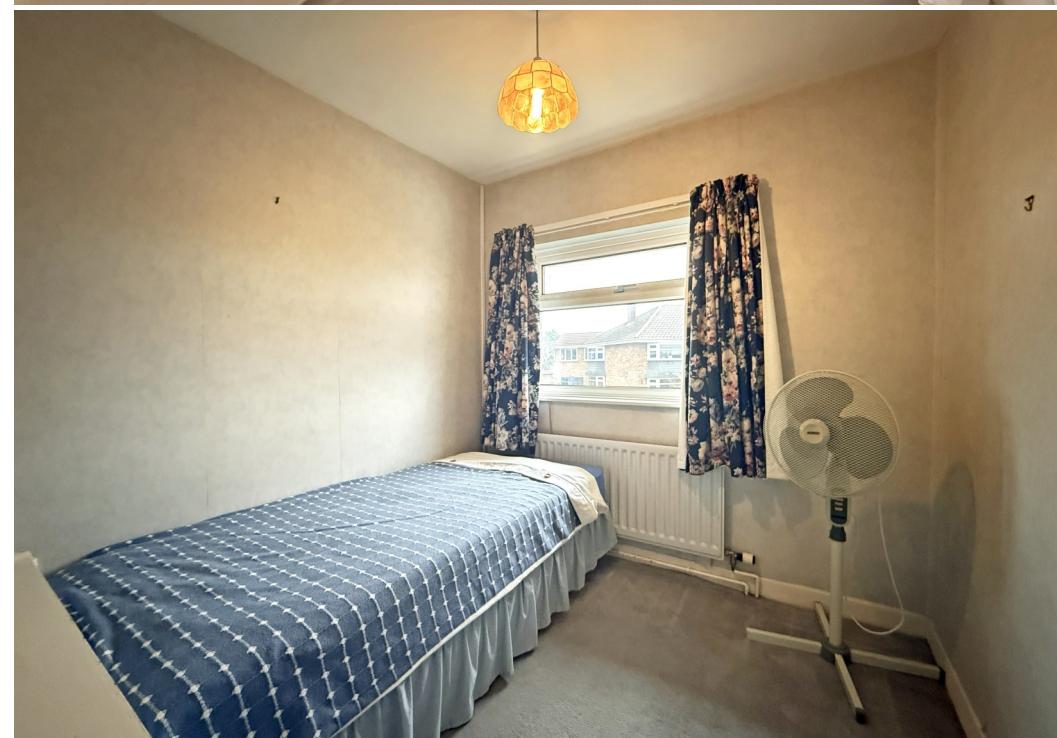
## KEY FEATURES

- Good sized entrance hall with useful storage and staircase to landing
- Living room with feature open fireplace and bay window to front
- Open plan kitchen/dining room, complete with a range of fitted units and glazed door to the conservatory
- A very practical separate utility connects to both the garden and large garage
- The ground floor has previously been reconfigured to create a downstairs WC and inner hallway
- On the first floor is a master bedroom with feature bay window, a further double bedroom with built-in wardrobes, a generous single bedroom, wet room, and separate WC
- uPVC double glazed windows and gas fired central heating
- Lovely established rear garden, laid to lawn with paved terrace and planted borders. The garden extends down to the Old River Bed nature reserve, where there is the ongoing beaver project and access to beautiful walks
- Private driveway providing plenty of parking and access to the garage, which is larger than most (5.0m x 2.8m) and has power, lighting and two doors to front
- Although in need of general modernisation throughout, this property offers lots of potential to create a fantastic family home
- Located within a popular residential area, a short walk from Mount Pleasant Primary school, an excellent range of amenities, and less than two miles from the town centre



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)







# 71 Whitemere Road, Mount Pleasant, Shrewsbury, SY1 3BY

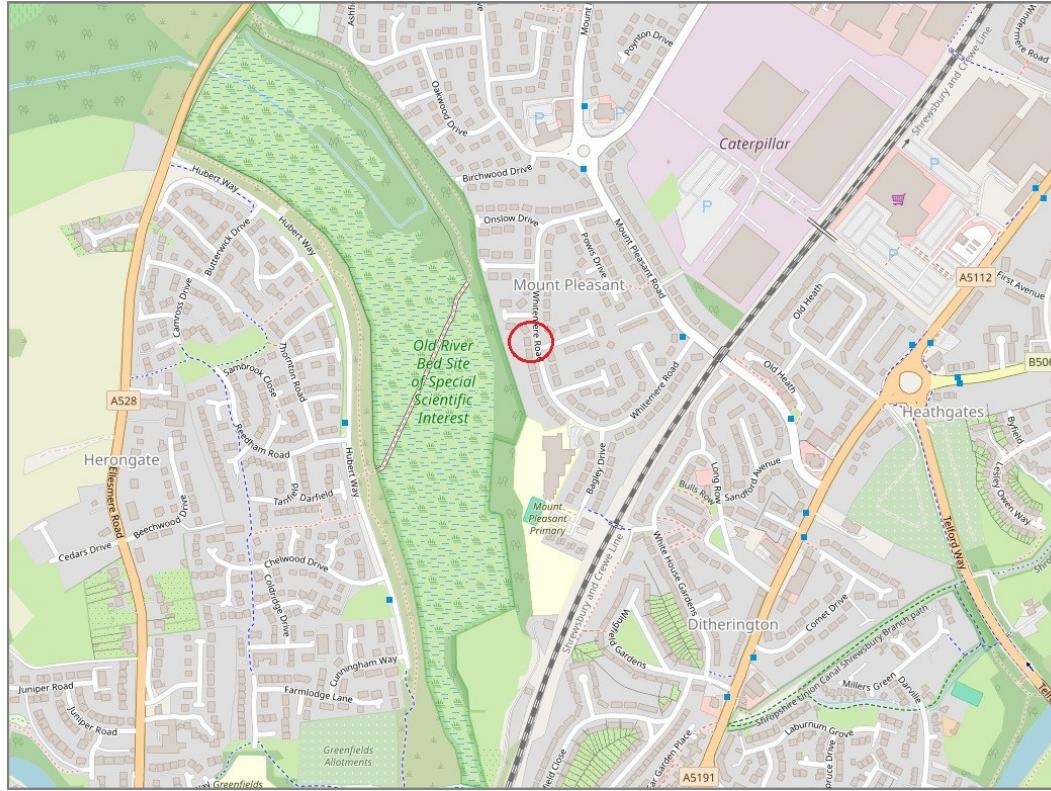
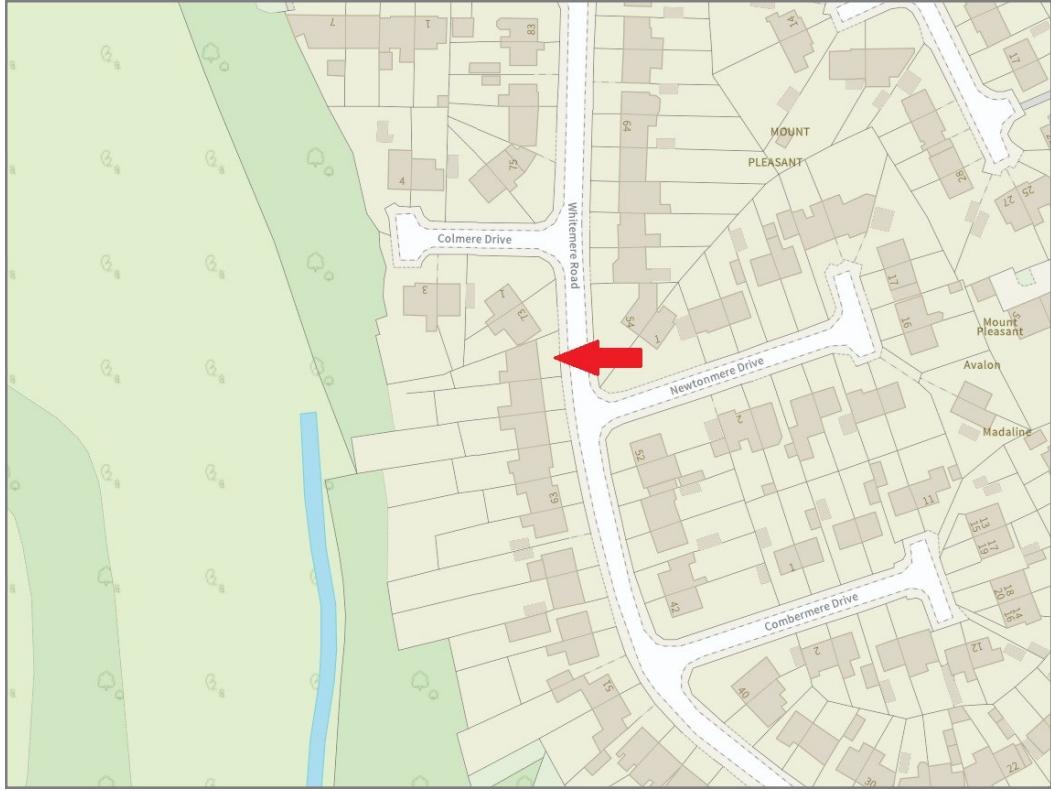
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**

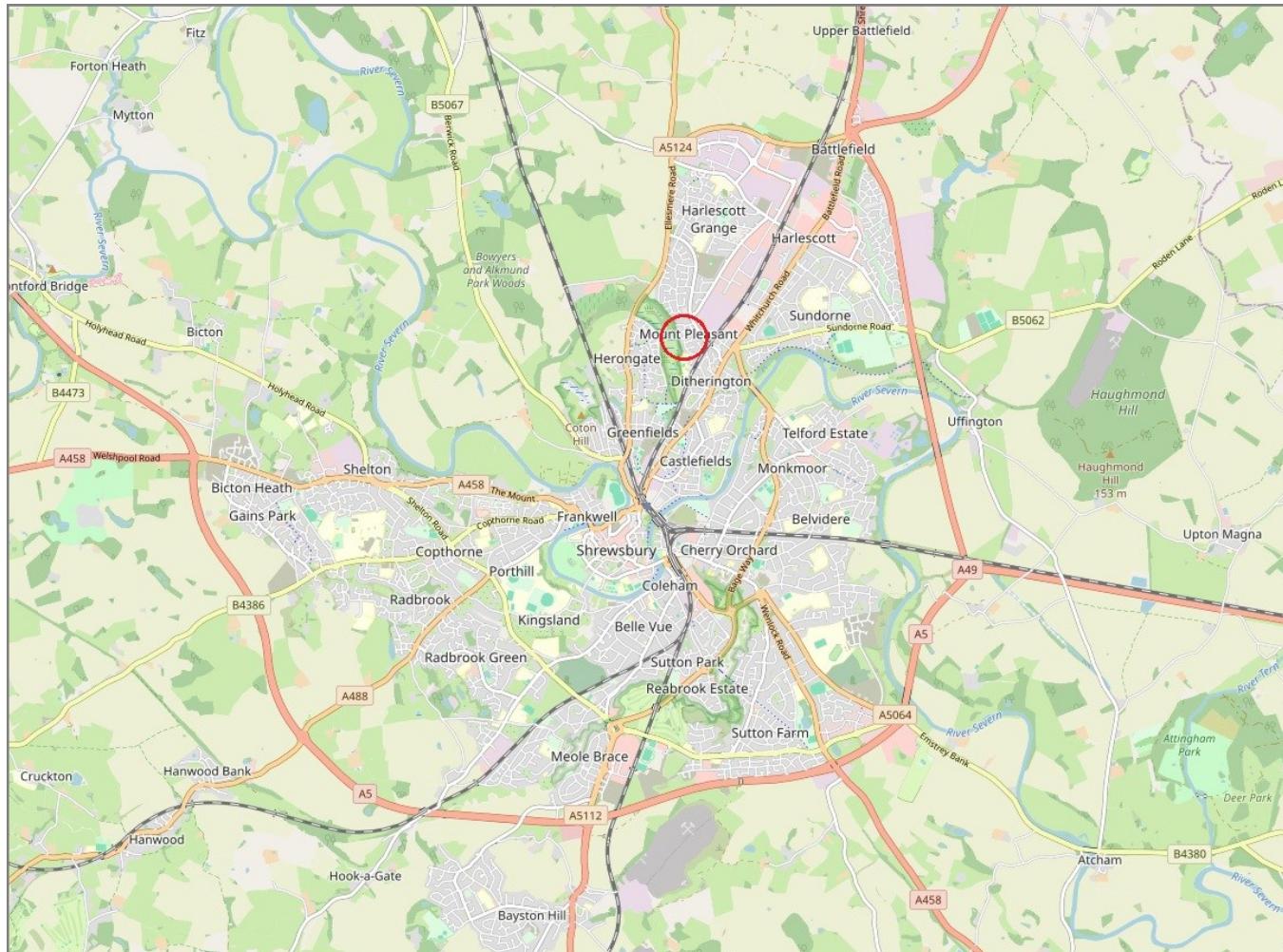


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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