



**168 Wenlock Road, Shrewsbury, SY2 6LA**

3 bedroom semi-detached house—£325,000 Freehold

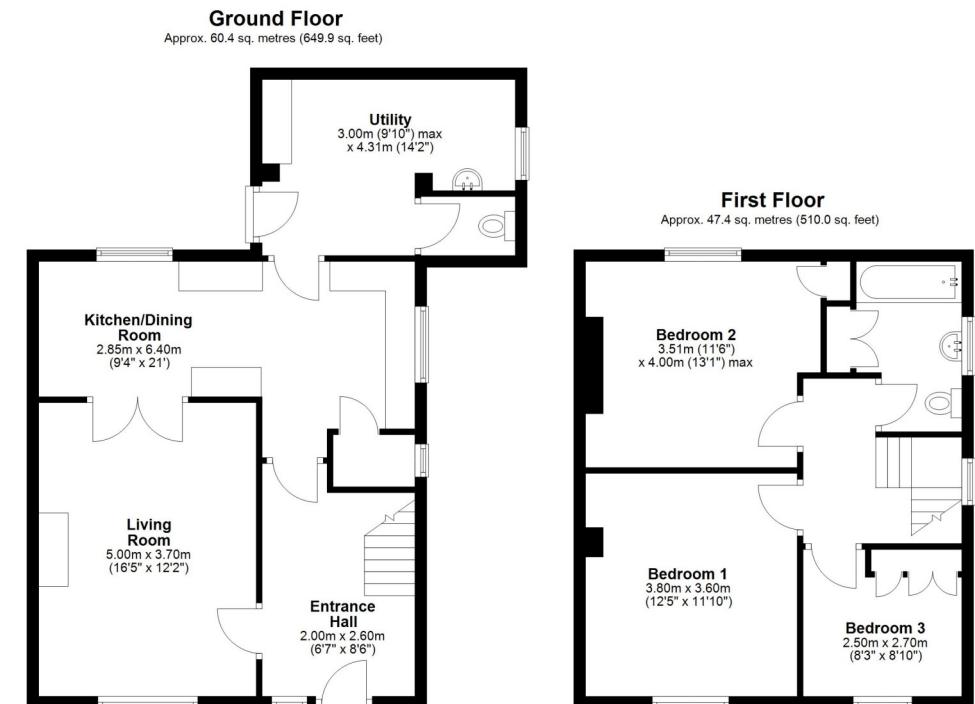
£325,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

**Occupying a fantastic plot within a very popular area of town, this well-proportioned and improved semi-detached house offers practical accommodation with plenty of potential for further extension/development, while benefitting from a gated driveway and private gardens.**

## KEY FEATURES

- Entrance hall with turning staircase to a light and spacious landing
- Large living room with feature fireplace and double doors onto the dining room
- Open plan kitchen/dining room with a range of fitted units, useful pantry and windows to two elevations
- Separate utility with cloakroom and access to side
- Two generous double bedrooms, a further single bedroom with built in wardrobes and a family bathroom on the first floor
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with patio, timber stores and planted borders. The garden also extends to the front and side, kept very private by an established hedge
- Gated driveway providing parking for multiple vehicles
- This property offers plenty of potential to make the most of the sizeable plot by extending or developing, subject to necessary planning permission
- A great location, just a stones throw from Mereside primary school and park/woodland, as well as an excellent range of amenities, and less then two miles from the town centre



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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Total area: approx. 107.8 sq. metres (1159.8 sq. feet)







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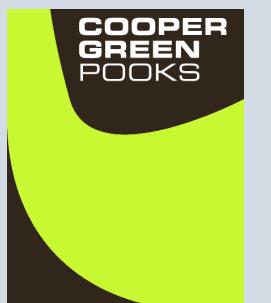
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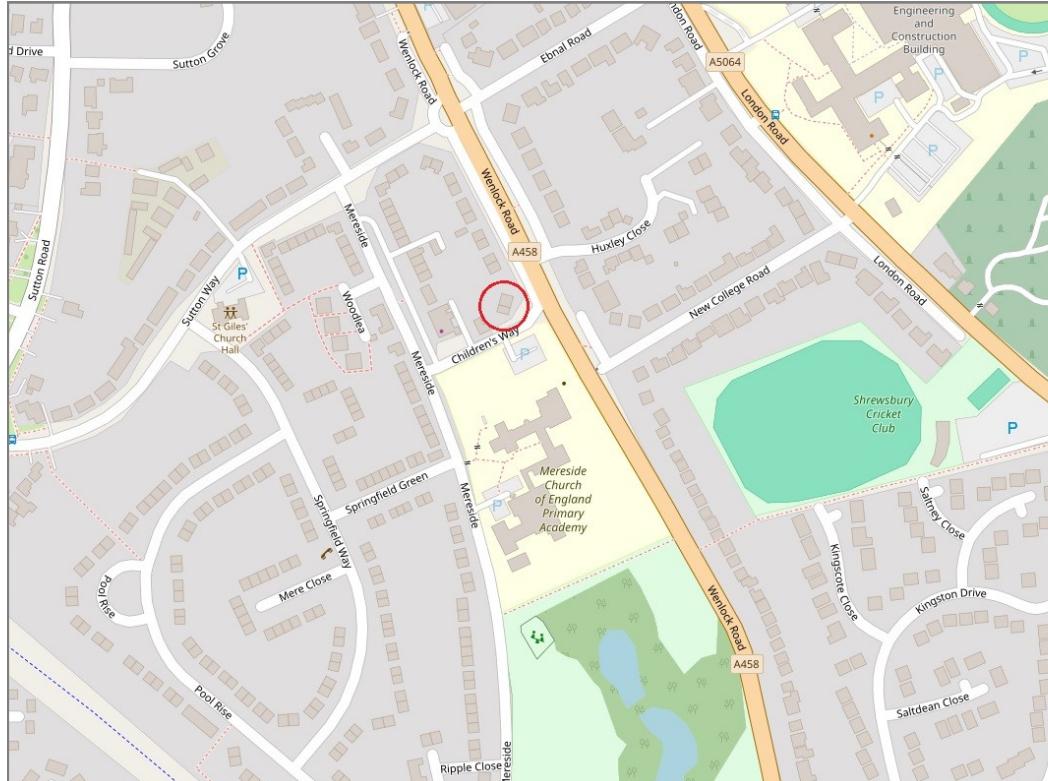
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BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available

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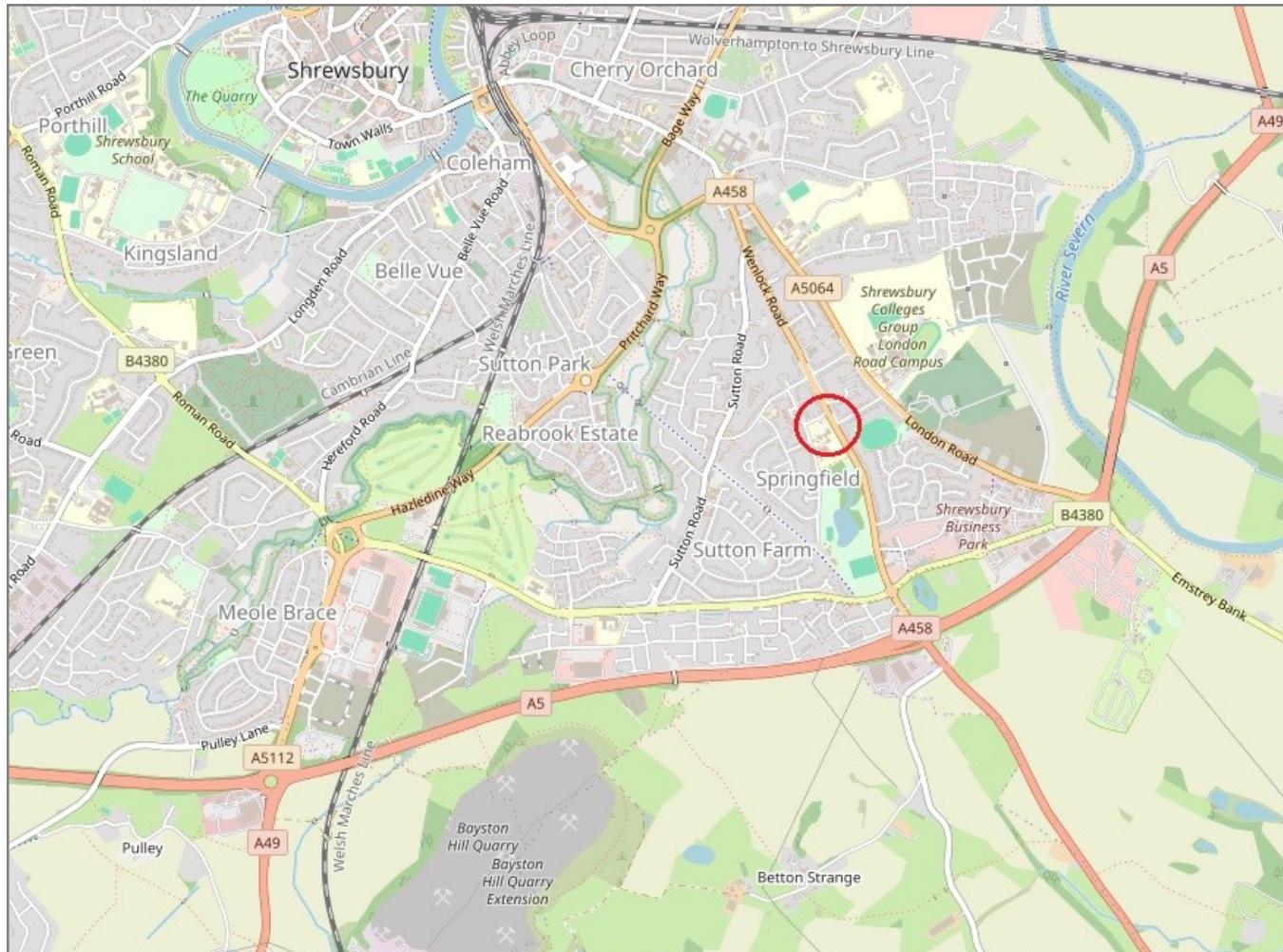


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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