



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

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



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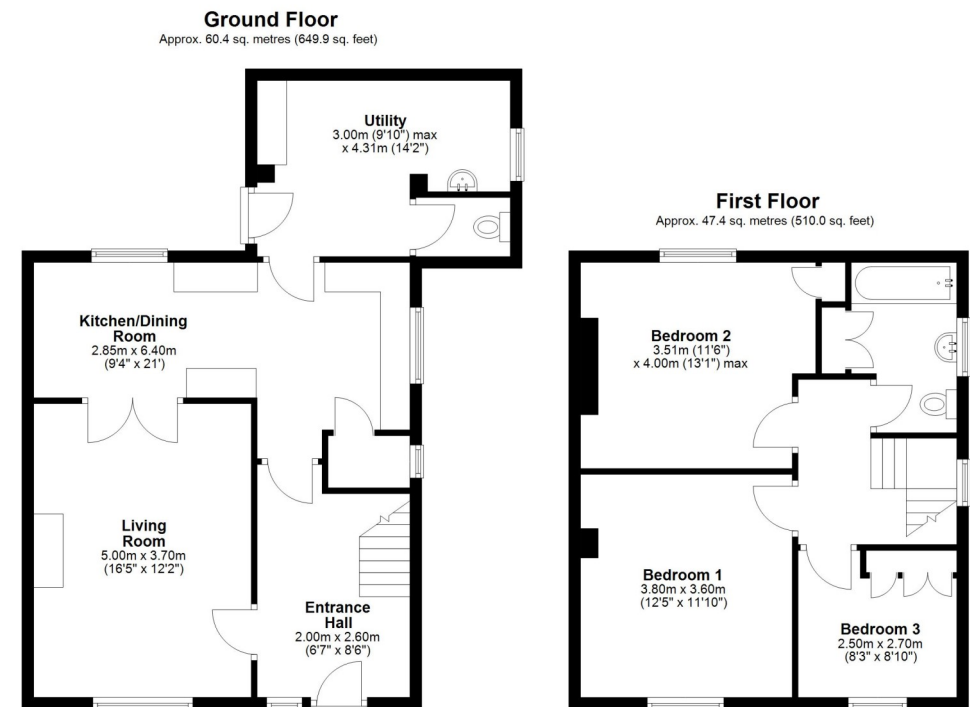
£325,000 Freehold—3 bedroom semi-detached house

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 than two miles from the town centre



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

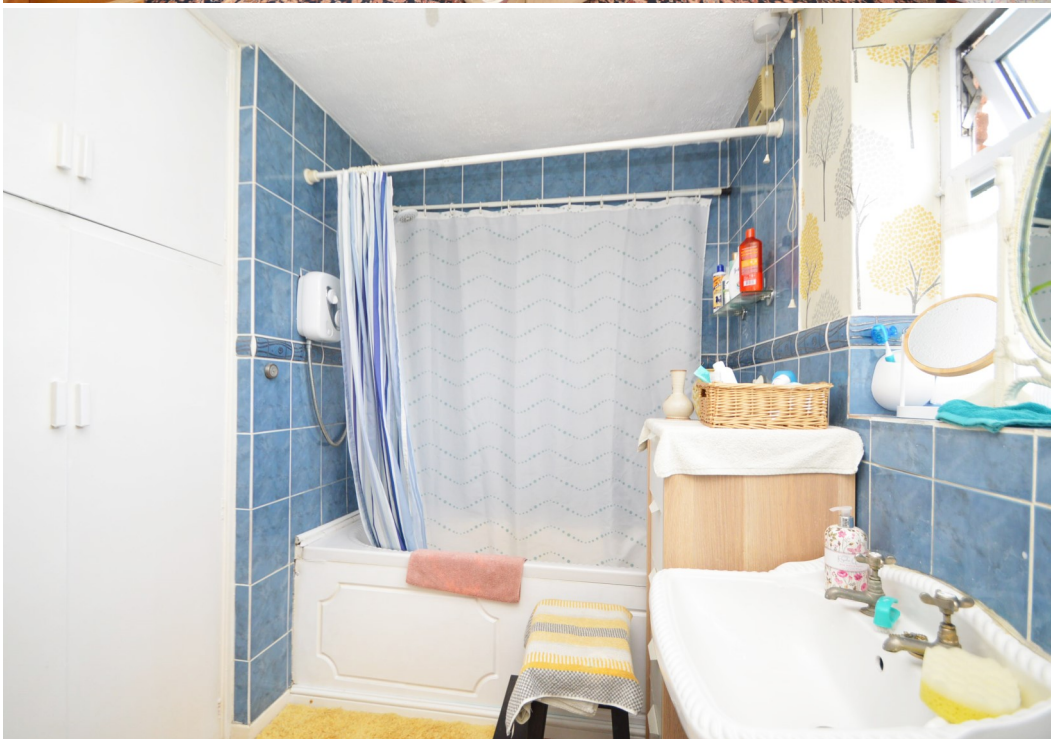
Cooper Green Pooks  
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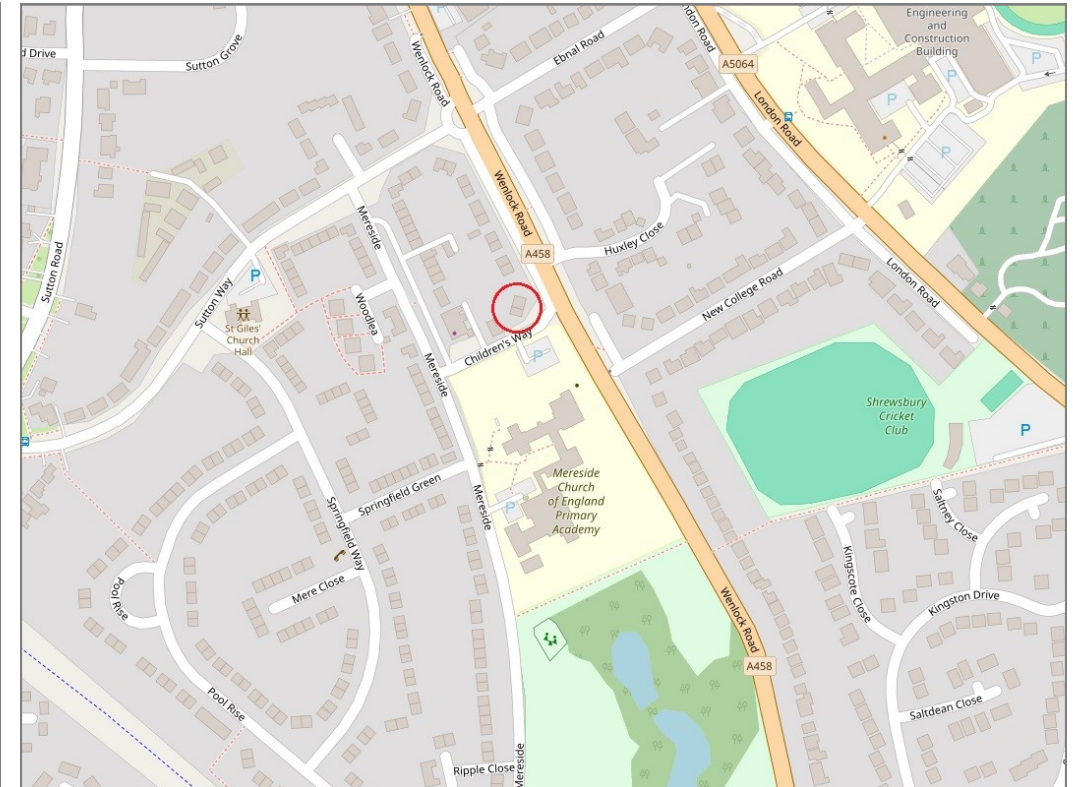
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**BOUNDARIES NOT CONFIRMED**



|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band C</b>                           |
| EPC Band        | <b>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**



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.

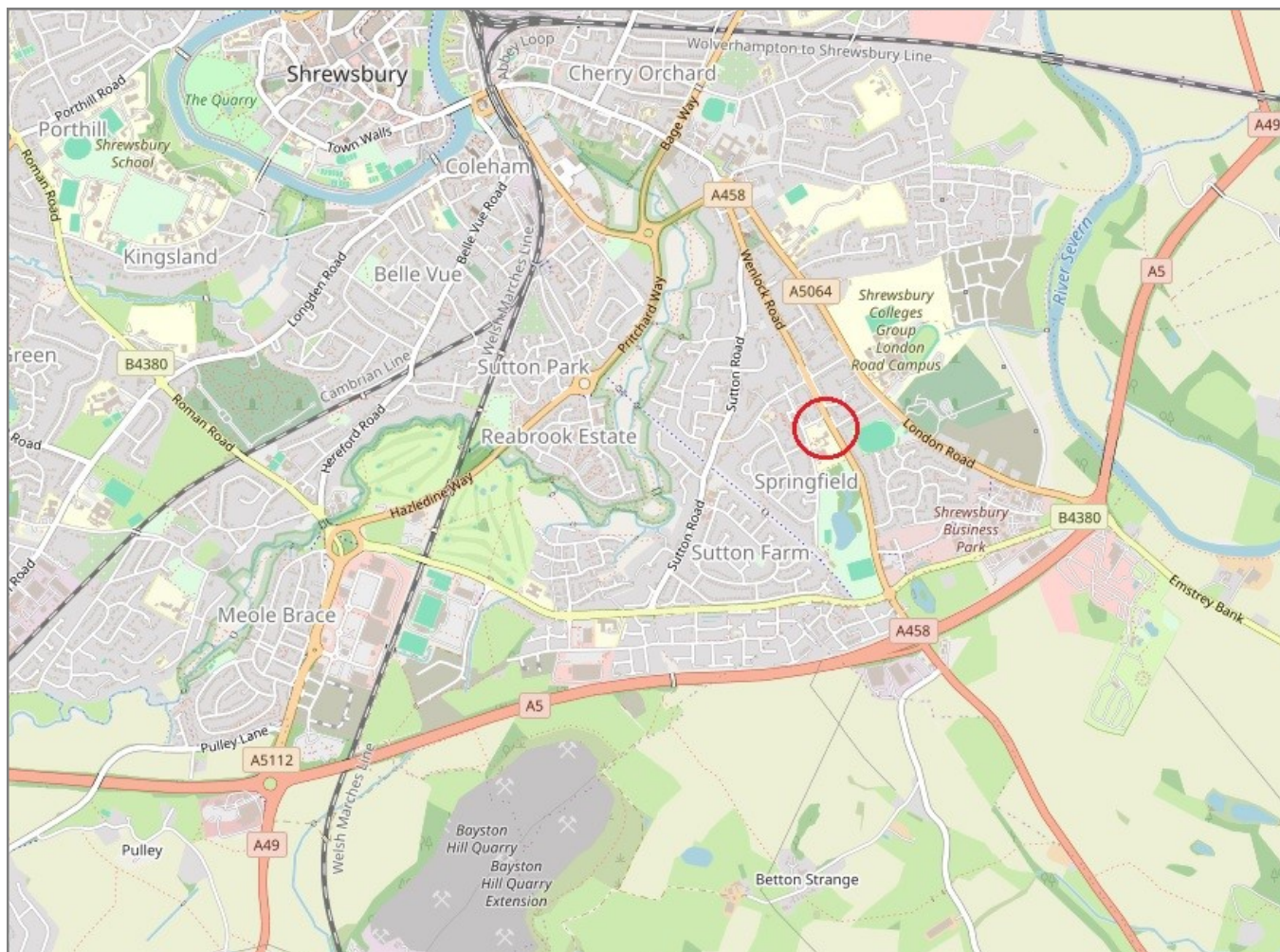


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