



233 Wenlock Road, Shrewsbury, SY2 6LD

4 bedroom detached house — £525,000 Freehold

233 Wenlock Road, Shrewsbury, SY2 6LD

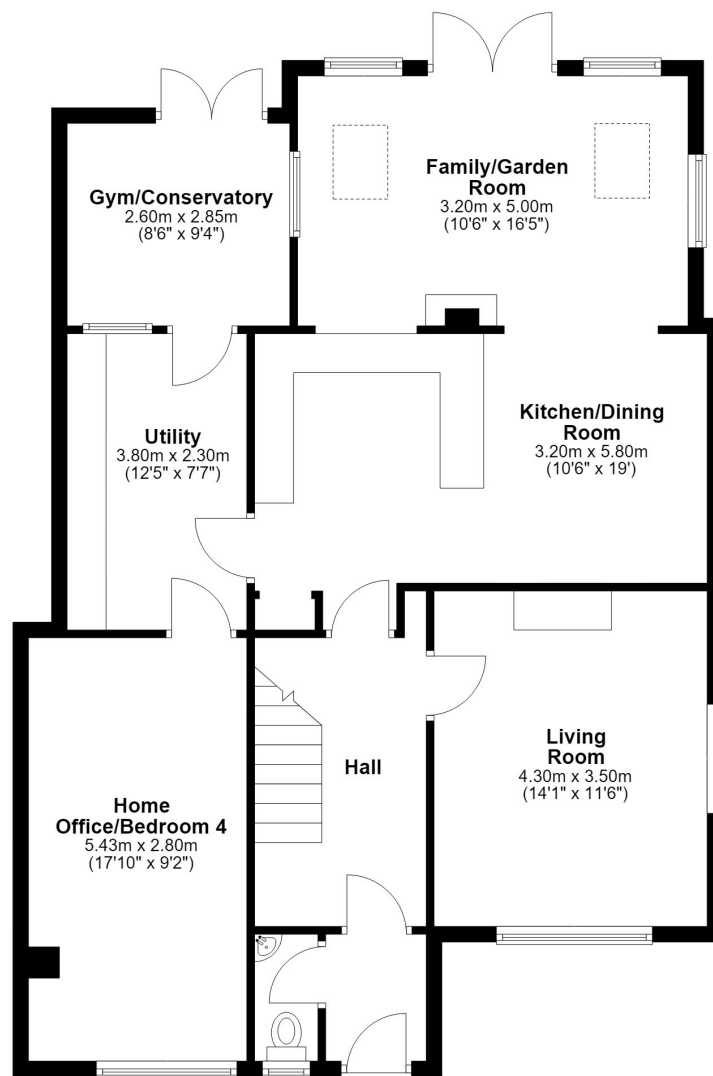
£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



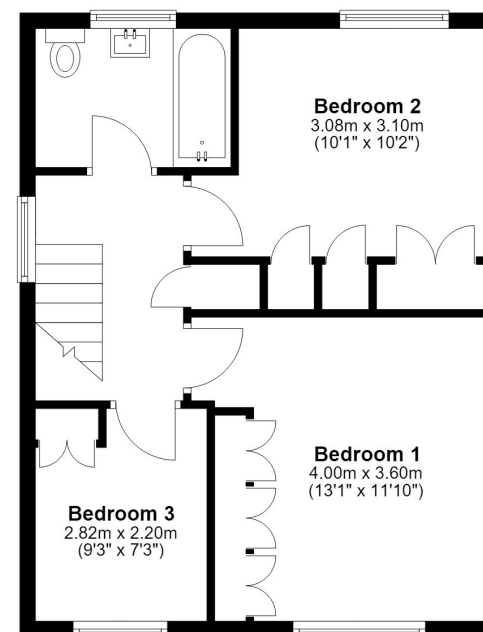
Ground Floor

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)

£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

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













233 Wenlock Road, Shrewsbury, SY2 6LD

£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 onTheMarket.com

 **RICS**
Regulated by RICS



 **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.

233 Wenlock Road, Shrewsbury, SY2 6LD

£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



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

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.

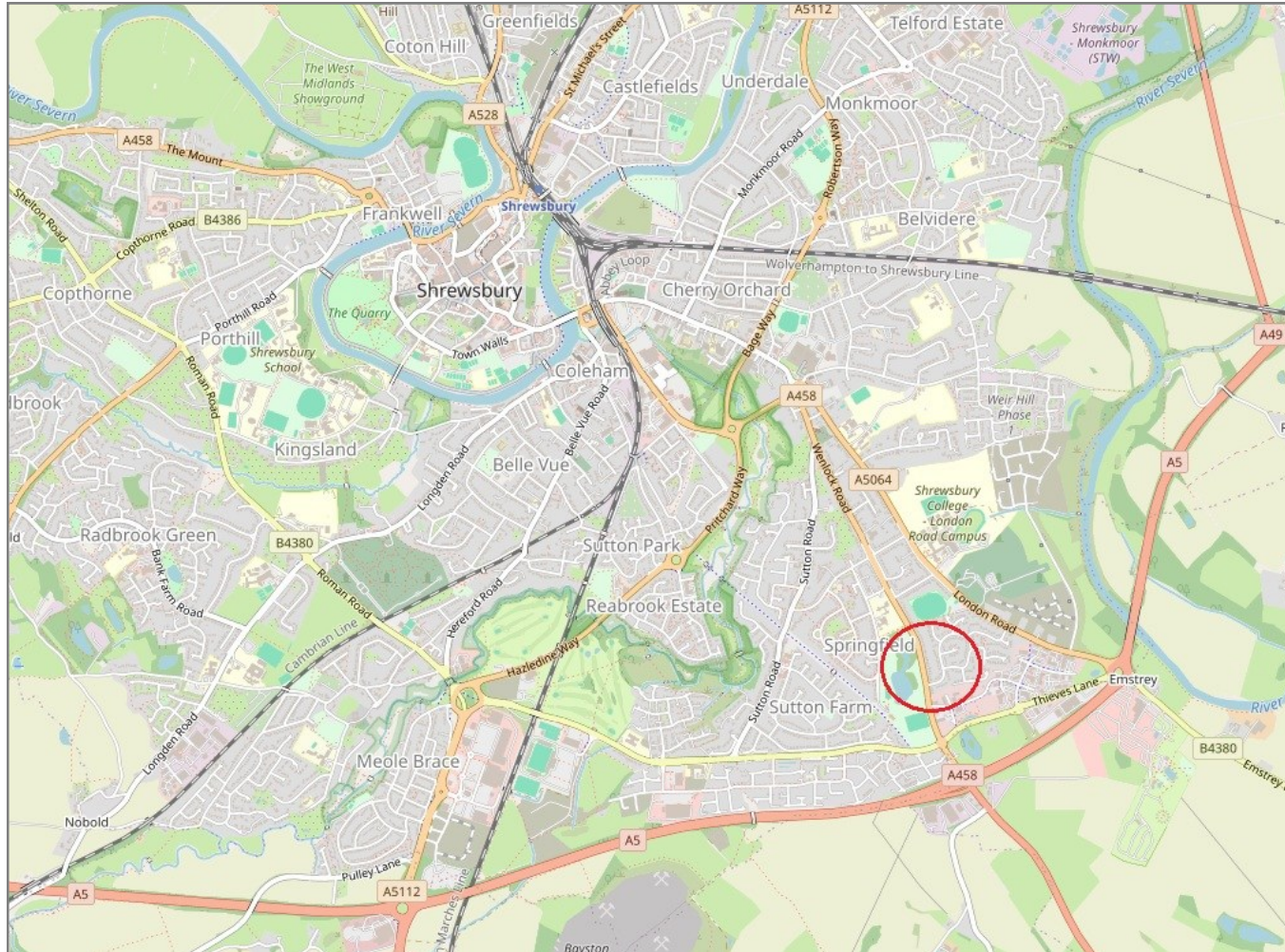
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

233 Wenlock Road, Shrewsbury, SY2 6LD

Coopergreenpooks.co.uk

£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.