



88 Longden Road, Shrewsbury, SY3 7HW

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

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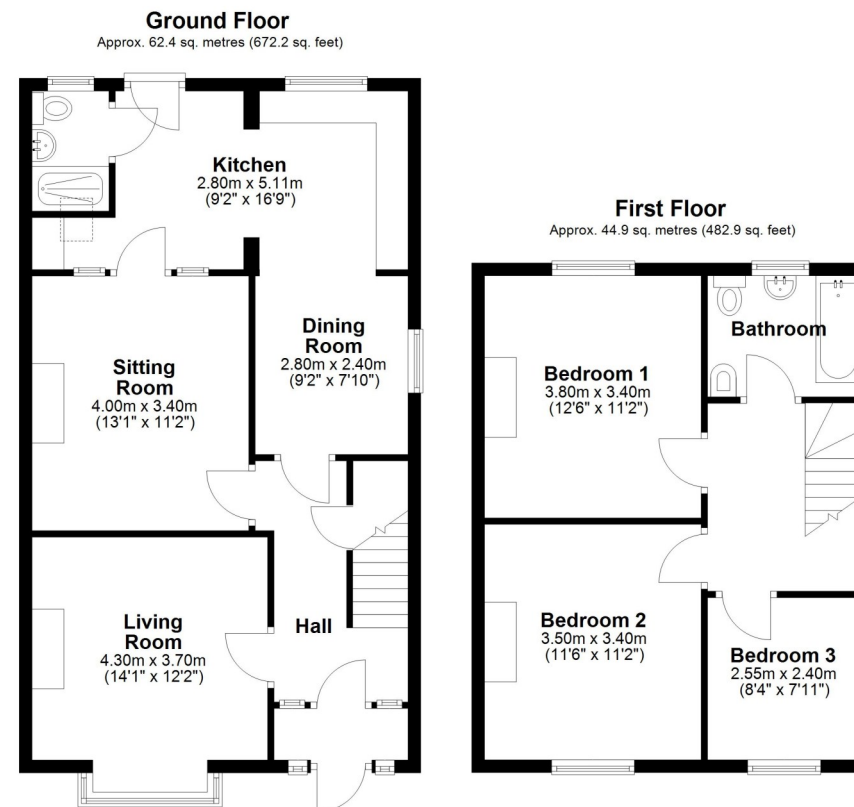
sales@cgpooks.co.uk

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This traditional semi-detached house has been extended to provide well-designed and characterful accommodation, situated within a sought-after residential area, a short walk from Coleham and the Priory School, with a large and private rear garden adjoining the Kingsland Valley.

KEY FEATURES

- Entrance porch opening to a good-sized hallway with useful storage and turning staircase to landing
- Living room with feature fireplace and bay window to front
- Versatile separate reception room, currently used as a sitting room, which also has a feature fireplace and access to the kitchen
- Extended kitchen, opening into the dining room, with a range of well-fitted units, integrated appliances, and utility area, as well as windows to two elevations and glazed door to the rear garden
- There is also a modern ground floor shower room
- On the first floor are two double bedrooms, a generous single room, and family bathroom with shower
- uPVC double glazed windows and gas fired central heating via a recently replaced combi boiler
- Private rear garden, extending down to the Kingsland Valley, comprising areas of lawn, paved terraces, planted borders and a selection of established fruit trees
- To the front of the property is a gated driveway providing parking, with adjoining garden
- A fantastic location within walking distance of the Priory secondary school and outstanding Coleham primary, along with all the other fantastic amenities within the area, as well as the town centre



Total area: approx. 107.3 sq. metres (1155.1 sq. feet)









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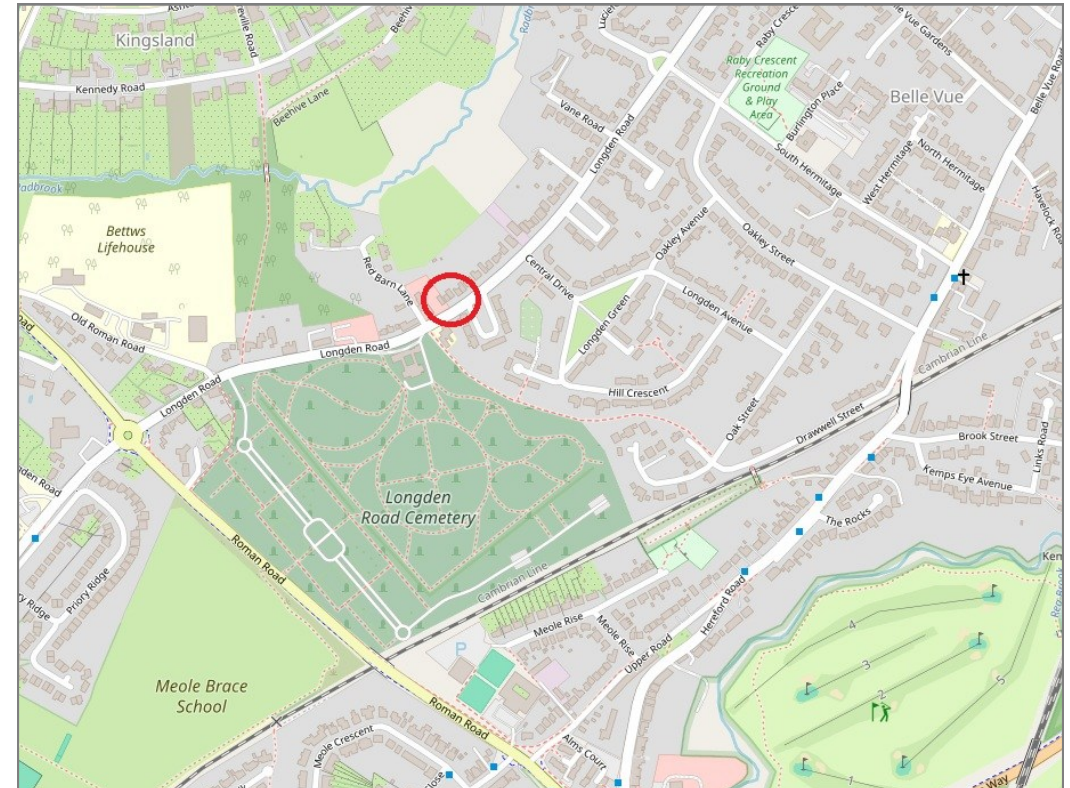
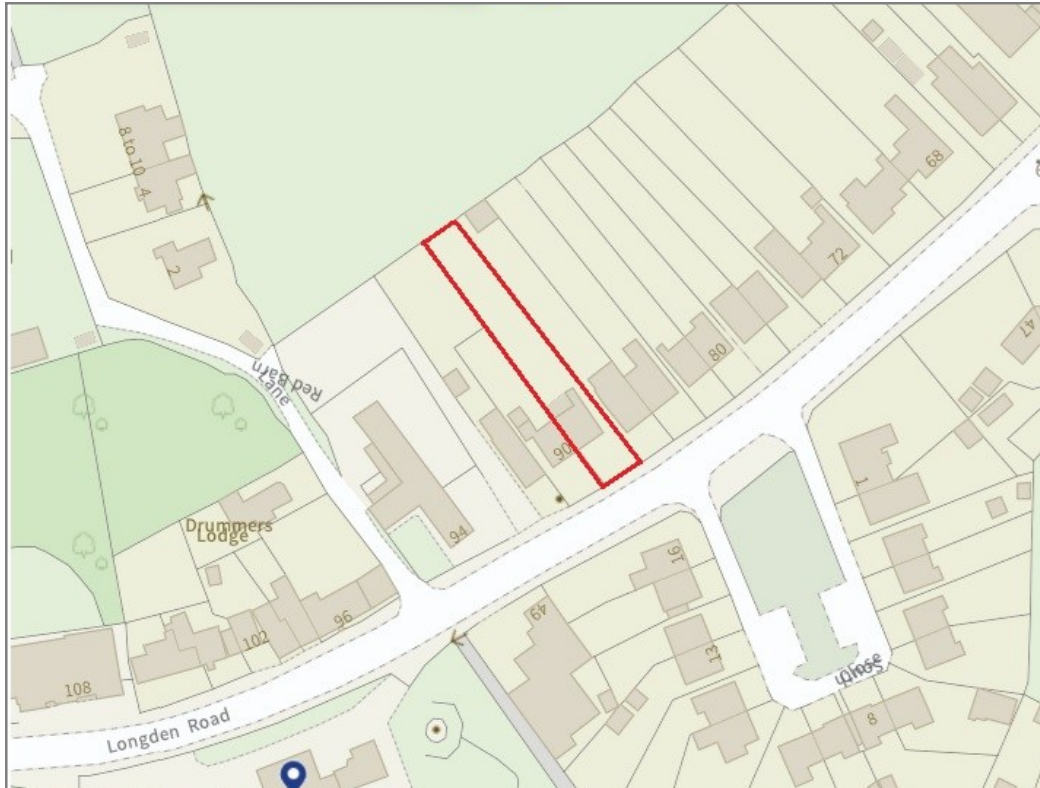
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

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.

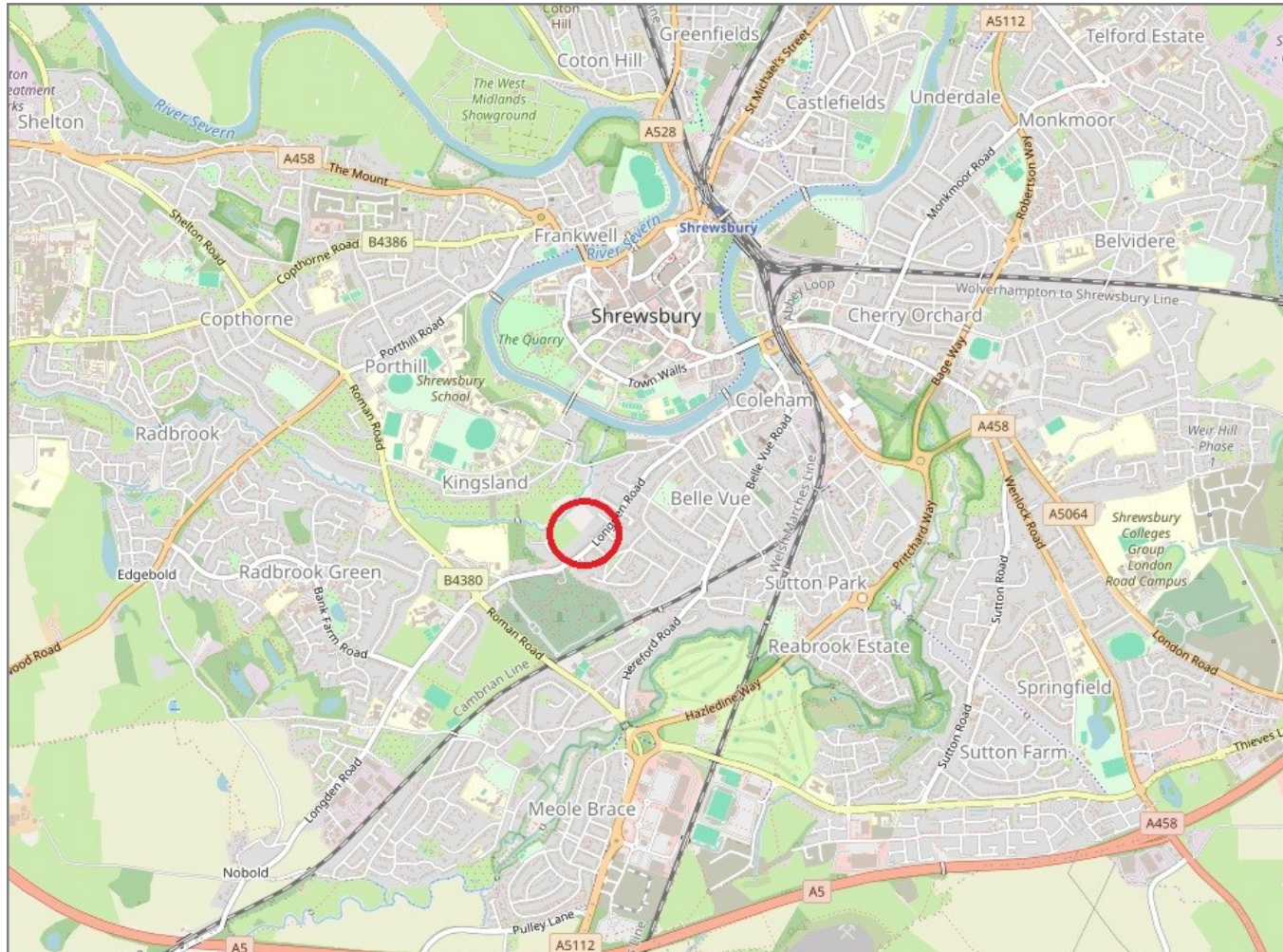
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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