



**11 Old Coppice Way, Lawrence Park, Pontesbury, SY5 0FQ**

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

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Coopergreenpooks.co.uk

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

sales@cgpooks.co.uk

**This very attractively designed semi detached house has been newly built by Shropshire Homes to a high standard. The property offers a spacious and stylish interior, whilst being located in a lovely setting on the fringe of this popular village with views towards Pontesford Hill.**

## KEY FEATURES

- The Chesterton is a three-bedroom semi-detached home from Shropshire Homes' Legacy Collection.
- The front door leads into a spacious hallway with the living room to one side featuring a bay window and, to the other side, an open-plan kitchen/dining room with double doors heading out to the private rear garden.
- Upstairs features three-bedrooms, with an en-suite in bedroom one. Bedroom one and two offer generous doubles with built-in wardrobes and bedroom three is perfect for a single or study space. The family bathroom provides a bath and over-head shower.
- The Chesterton comes with an ample sized driveway for two cars and an electric vehicle charging point.
- Gas central heating and solar panels.
- Plot 11 boasts a Gala Forest green kitchen unit with white shimmer quartz worktops, Camaro cashmere oak flooring in the kitchen and hallway, and Bianco tiles.
- Located in the village of Pontesbury, just 8 miles from the market town of Shrewsbury, Lawrence Park offers a mixture of countryside living and the bustle of town life.
- Pontesbury offers numerous amenities, featuring two local pubs, a small supermarket, local produce stores, the famous Hignetts Butchers & Bakery, a library, dentist, medical practice, Post Office, Chinese restaurant and pharmacy.
- Pontesbury boasts Mary Webb Secondary School which has an Ofsted rating of Good and Pontesbury C of E Primary School with an Ofsted rating of Outstanding. The village also has a sports ground, perfect for anyone who enjoys sport.
- Earl's Hill and Pontesford Hill sit at the edge of Pontesbury and offer beautiful scenic views across the village and over to Stiperstones National Nature Reserve. Just a short drive away are the Shropshire Hills, an Area of Outstanding Natural Beauty and the National Trust's Attingham Park.
- Shrewsbury, home of Britain's Favourite Market, is 8 miles away and has all the amenities you could need, including a shopping centre, plenty of restaurants, bars and much more! The Quarry Park in Shrewsbury runs along the River Severn and hosts many events throughout the year.

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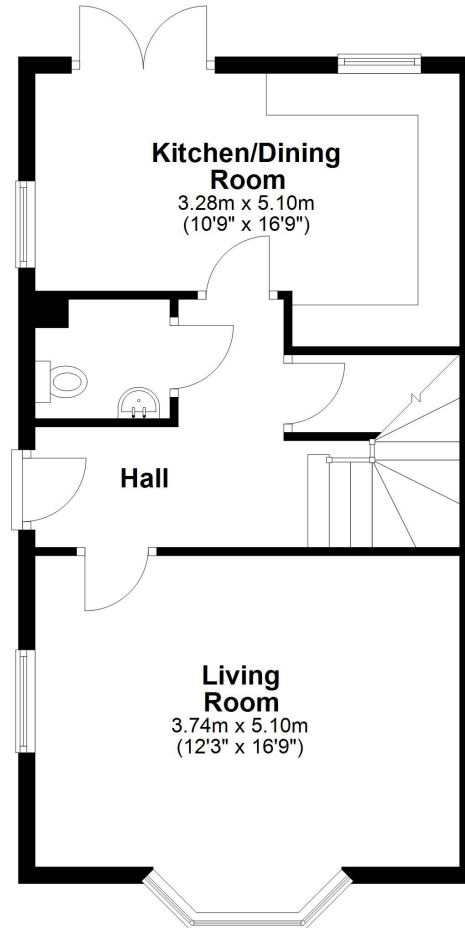
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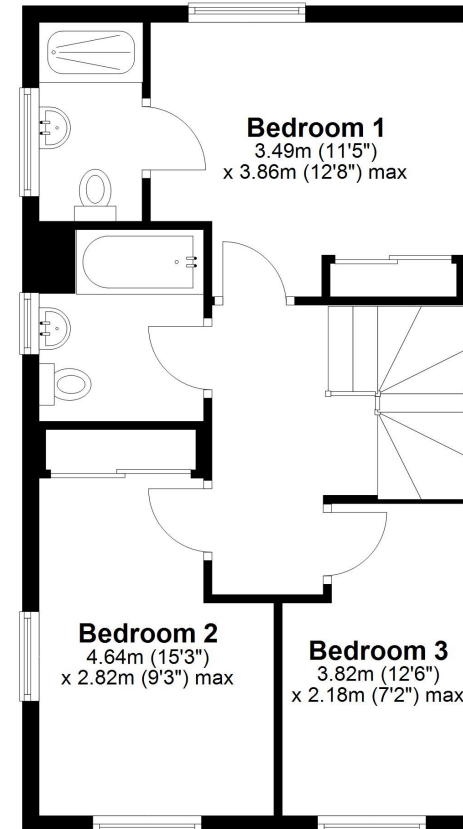
## Ground Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



Total area: approx. 97.6 sq. metres (1051.1 sq. feet)







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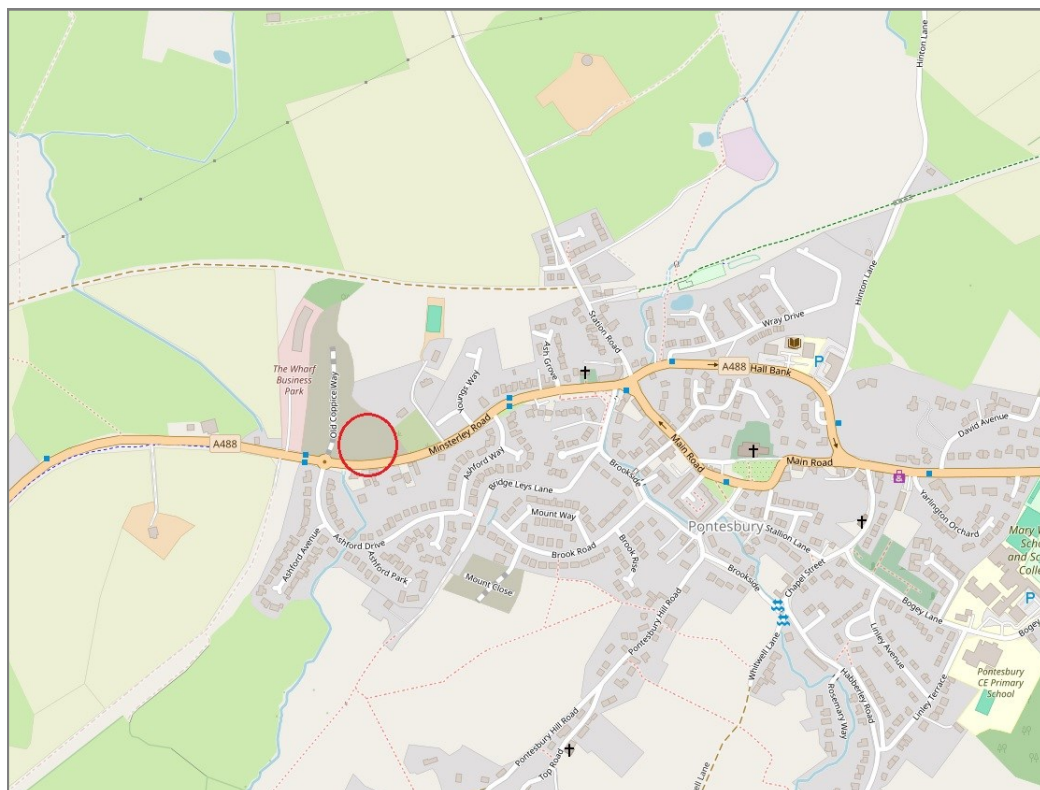
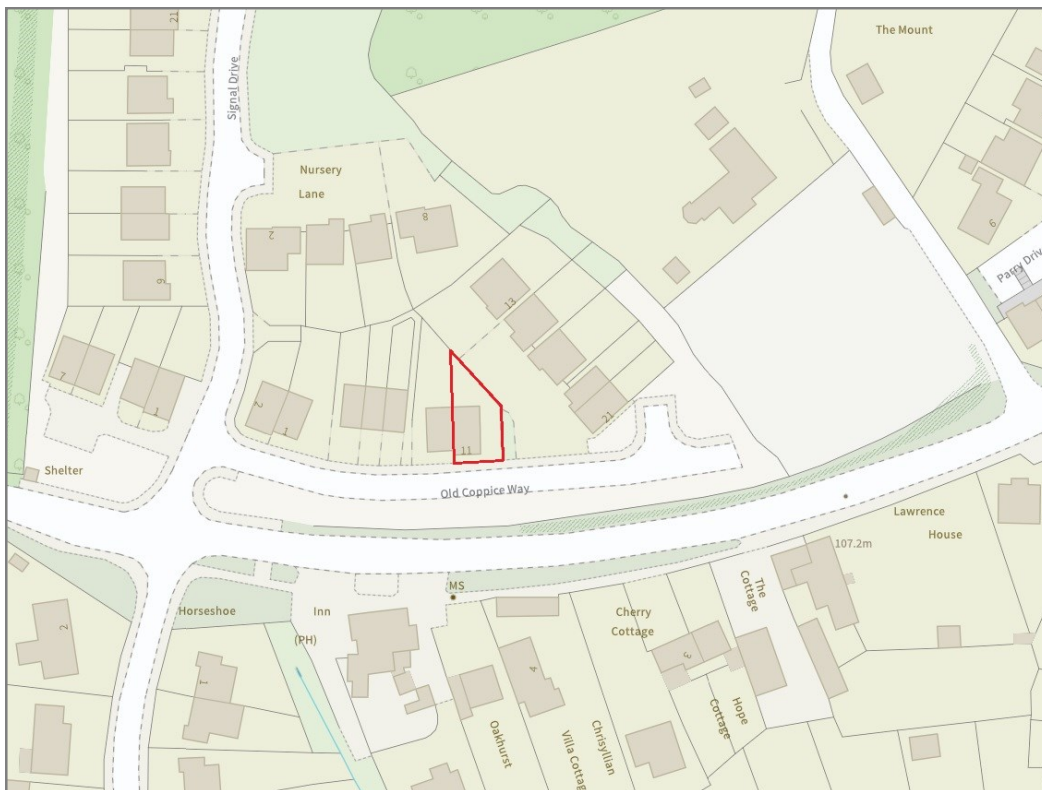
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band B</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.

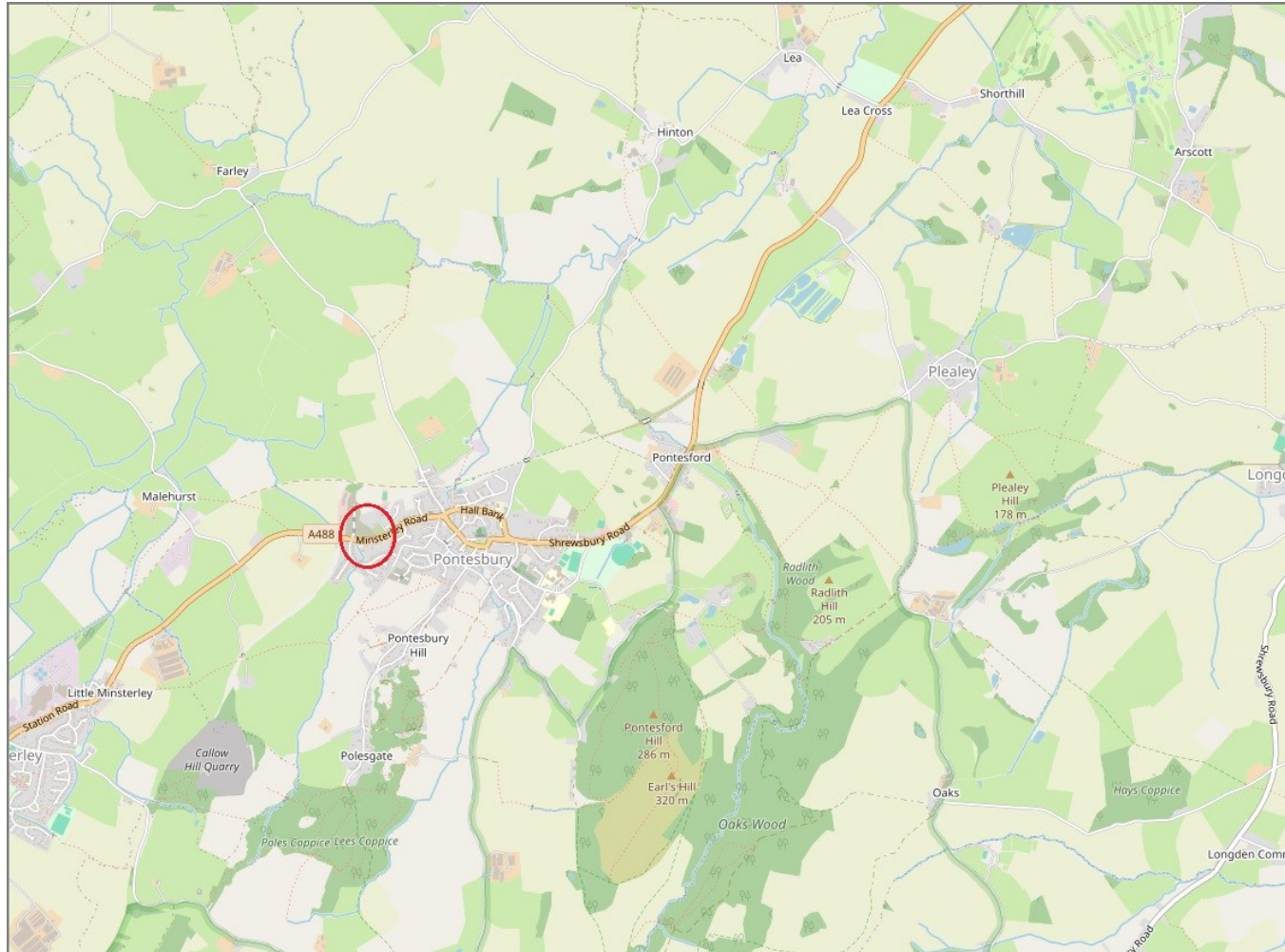
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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