



3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

4 bedroom detached house — £535,000 Freehold

3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

Coopergreenpooks.co.uk

£535,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

This neatly presented and thoughtfully designed detached family house occupies a lovely setting within a quiet cul-de-sac, with views towards Haughmond Hill, benefitting from a beautifully landscaped rear garden, driveway parking and detached double garage.

KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage, and staircase to a spacious landing
- Lovely living room with feature inglenook fireplace and bay window to front
- Separate dining room with glazed patio doors to the rear garden and access to both the kitchen and living room
- Open plan kitchen/breakfast, also having glazed doors onto the garden, with a range of well-fitted units and door to the utility
- There is also an additional reception room on the ground floor, currently used as a study, but would also make a great play room or sitting room
- Large master bedroom with built-in wardrobes and en-suite shower room
- A further three bedrooms, one also having built-in wardrobes, and a well-appointed family bathroom
- Double glazed windows and gas fired central heating
- Attractively landscaped rear garden, bordered on two sides by an original brick wall, with areas of lawn, paved terraces and pergola, planted beds, timber store and gated access to side
- To the front of the property is a detached double garage, private driveway providing parking, and additional lawned garden
- A great position within a development of just 3 other properties, a stone's throw from Uffington's excellent village pub/restaurant and the Shropshire way foot/cycle path which provides direct access to the scenic Haughmond Hill and along the River Severn and into Shrewsbury town. The bypass is also just a 2-minute drive away and the centre of town is just 10 minutes

Cooper Green Pooks

3 Barker Street

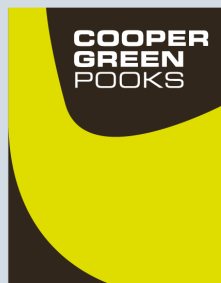
Shrewsbury

SY1 1QF

www.cgpooks.co.uk

sales@cgpooks.co.uk

01743 276666



3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

Coopergreenpooks.co.uk

£535,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 162.1 sq. metres (1745.2 sq. feet)











3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

£535,000 Freehold — 4 bedroom detached house

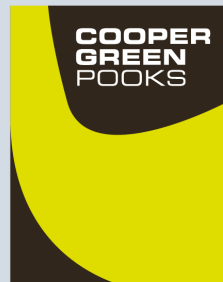
sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

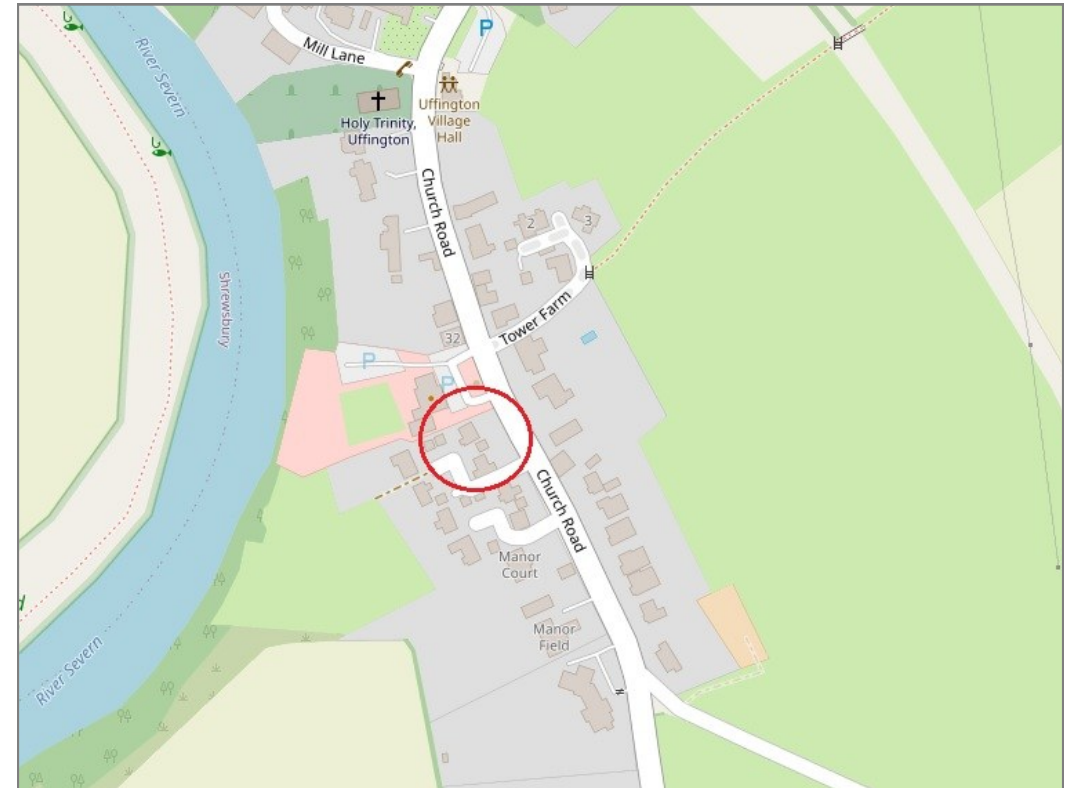
£535,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	All mains 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.

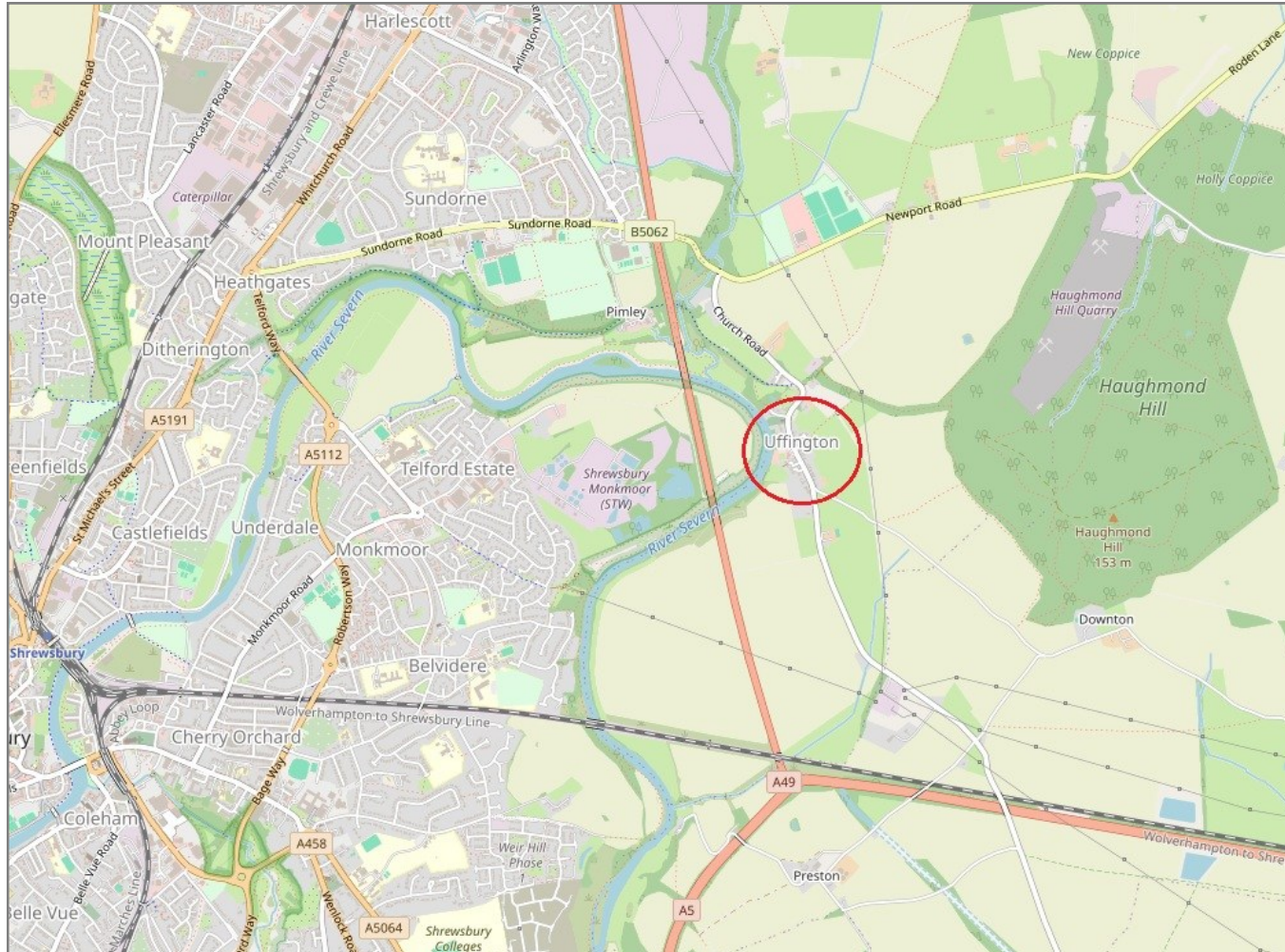
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

3 Manor Farm, Uffington, Shrewsbury, SY4 4SG

Coopergreenpooks.co.uk

£535,000 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.