



Westholme, Racecourse Lane, Shrewsbury, SY3 5BJ

5 bedroom detached house — £750,000 Freehold

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Coopergreenpooks.co.uk

£750,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

Occupying a stunning plot, surrounded by beautifully landscaped gardens, this attractive detached house has been extended and altered over time to provide substantial and well-proportioned accommodation, while offering plenty of potential, and benefitting from extensive driveway parking and a detached double garage. The property is quietly situated within a sought-after residential area, a short distance from the Royal Shrewsbury hospital, excellent primary and secondary schools, road links via the bypass, and just two miles from the town centre.

KEY FEATURES

- Impressive entrance hall with cloakroom, useful storage, and turning staircase to a light and spacious landing
- Lovely living room with a feature fireplace and bay window to front
- Well-fitted kitchen with a range of units and space for appliances
- Large extended dining room, also having a feature fireplace, with access to both the kitchen and rear porch
- The family/garden room is similar in size to the dining room and has glazed double doors to the garden, as well as sliding doors to the conservatory
- There is also a study on the ground floor, which could also be used as a play room or versatile additional reception room
- On the first floor are five bedrooms, of which four have built-in wardrobes, and a family bathroom with shower
- Extending along the rear of the first floor is a balcony with wrought iron railings and views over the garden, accessed via bedroom one
- Double glazed windows and gas fired central heating throughout
- The fantastic gardens have been beautifully landscaped to comprise areas of lawn, paved terraces, planted borders and mature trees and shrubs, as well as a vegetable plot and variety of specimen plants. The gardens extend to the front rear, and side offering plenty of useable outdoor space and potential to extend the property if required
- To the front of the house is a gated driveway which leads to the rear where there is a detached double garage and useful garden store
- Although in need of some general modernisation, this unique and individually designed house has been well-maintained and looked after, with scope to create a fantastic family home
- Sold with no upward chain



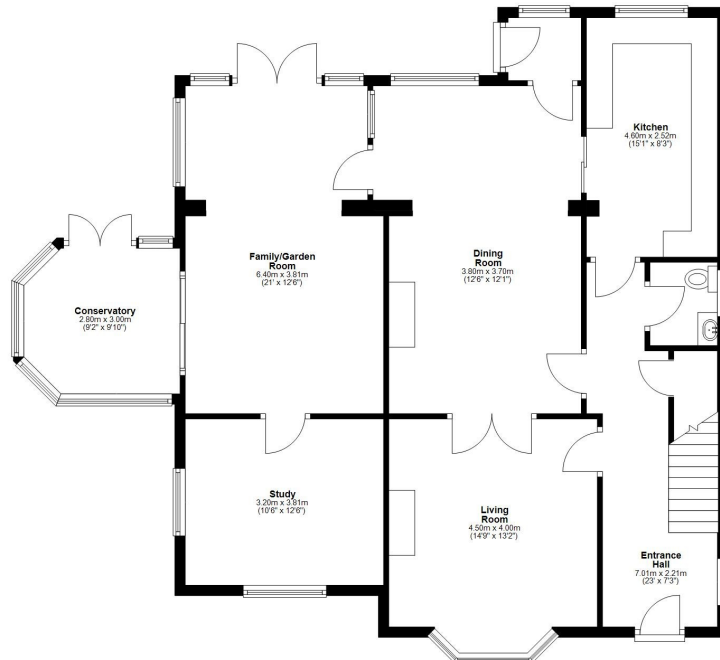
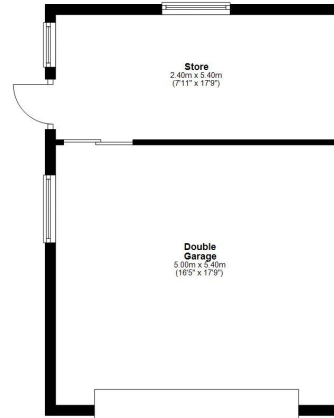
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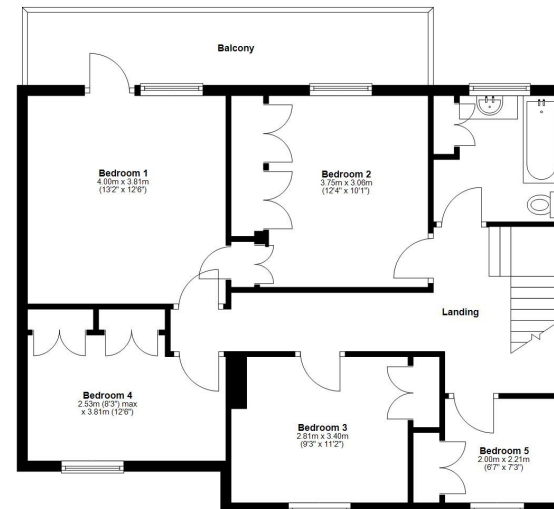
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Ground Floor
Approx. 157.4 sq. metres (1694.1 sq. feet)



First Floor
Approx. 76.6 sq. metres (826.6 sq. feet)
(excluding balcony)



Total area: approx. 234.2 sq. metres (2520.7 sq. feet)



















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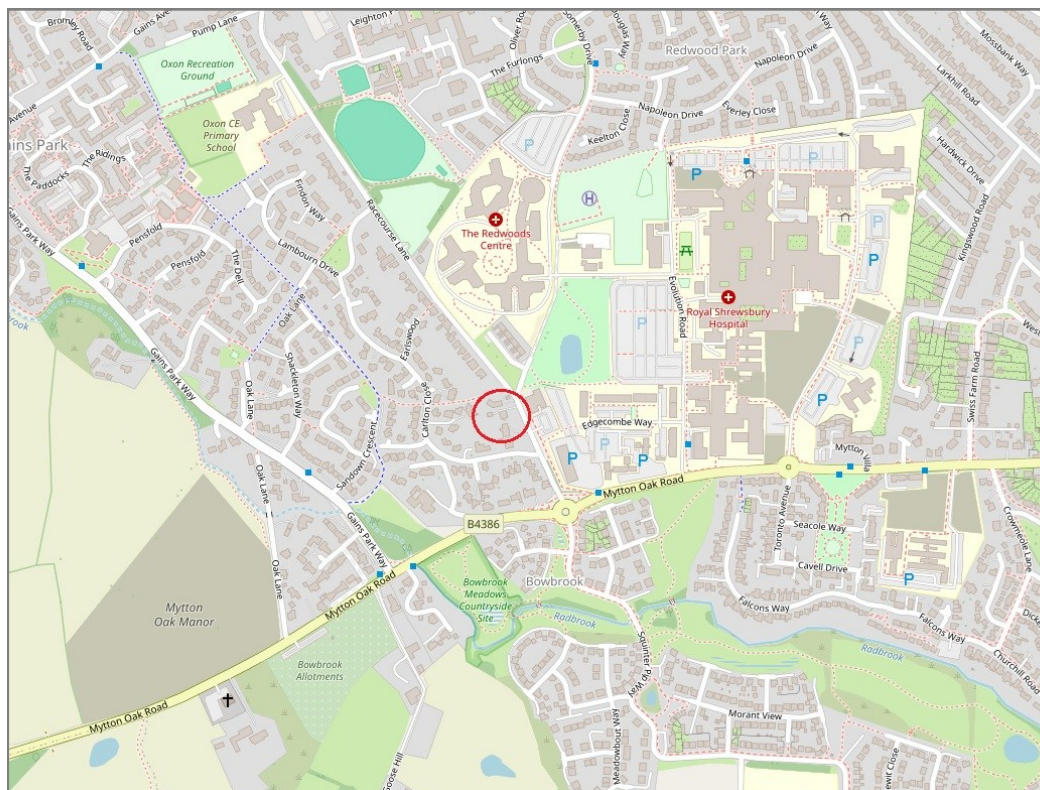
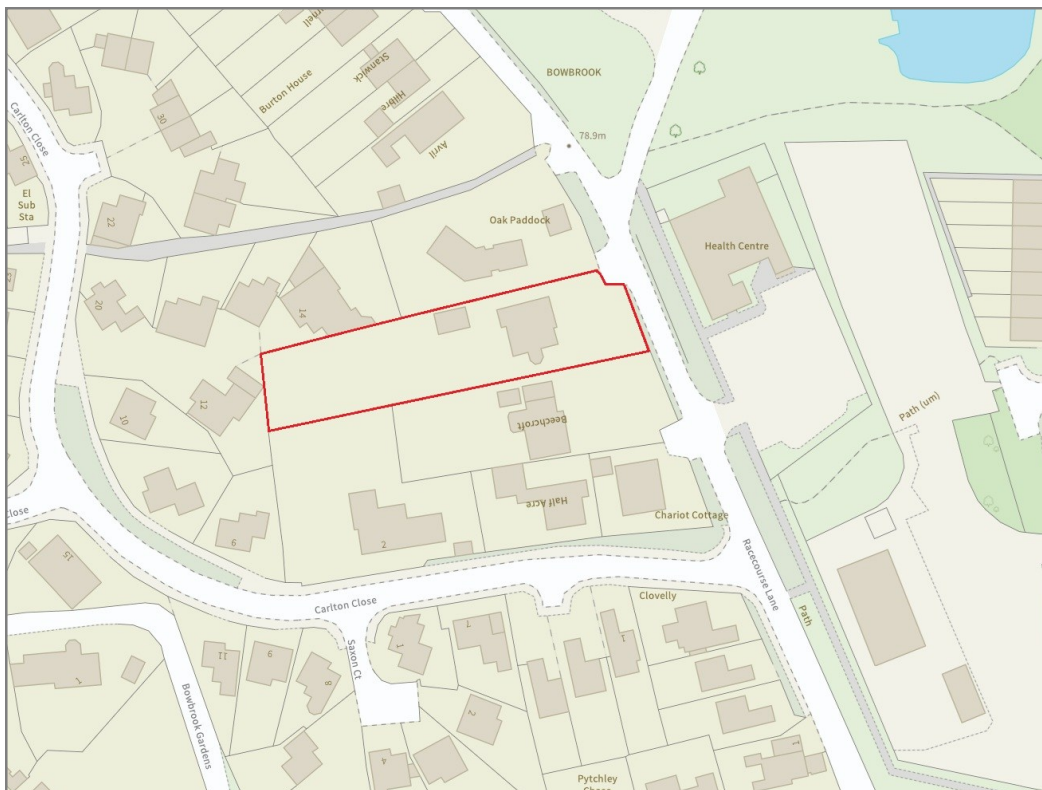
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
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.

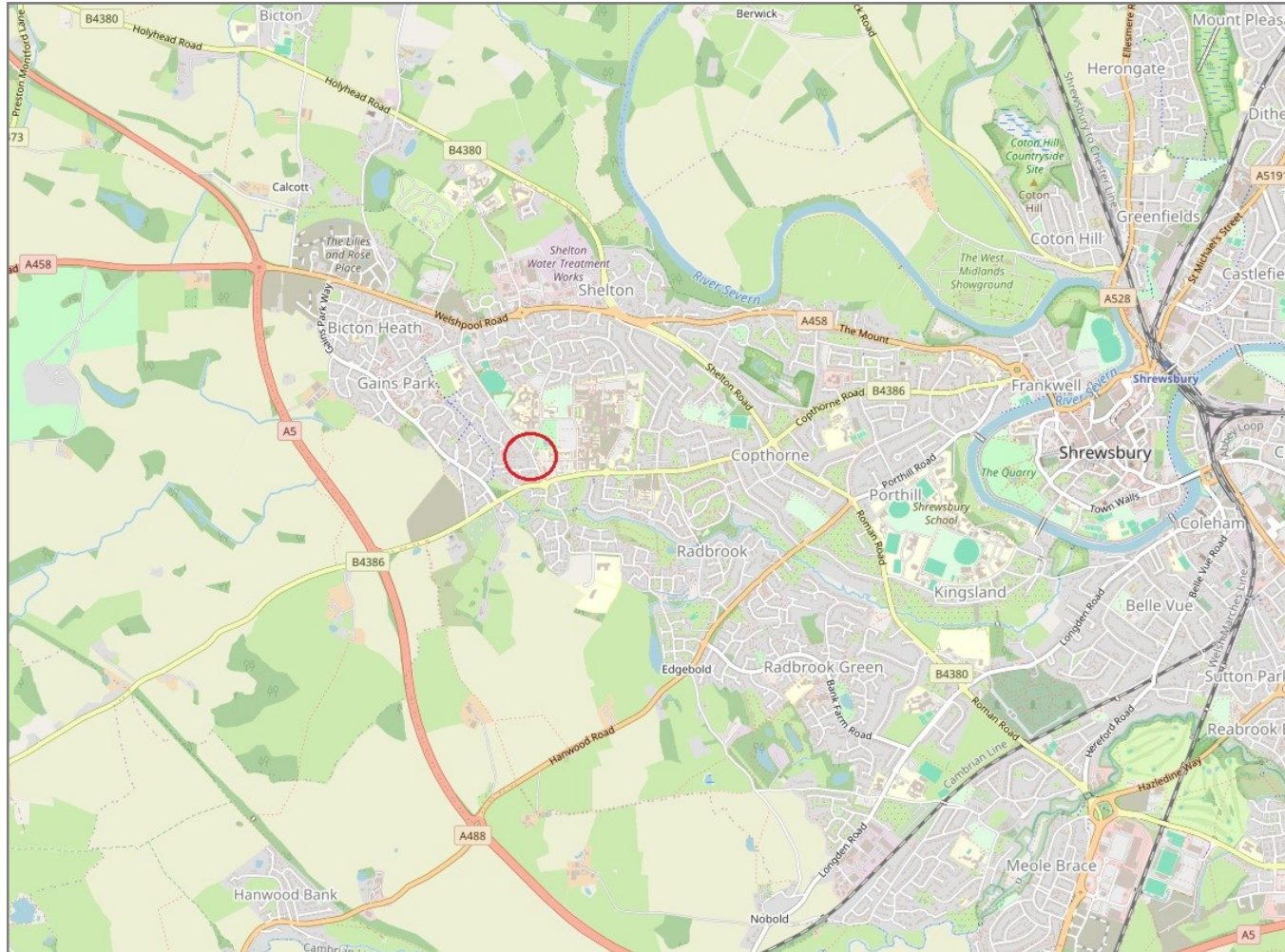
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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