

COOPER GREEN POOKS

3 The Square, Pontesford, Shrewsbury, SY5 0UE

3 bedroom detached house — £385,000 Freehold

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Coopergreenpooks.co.uk

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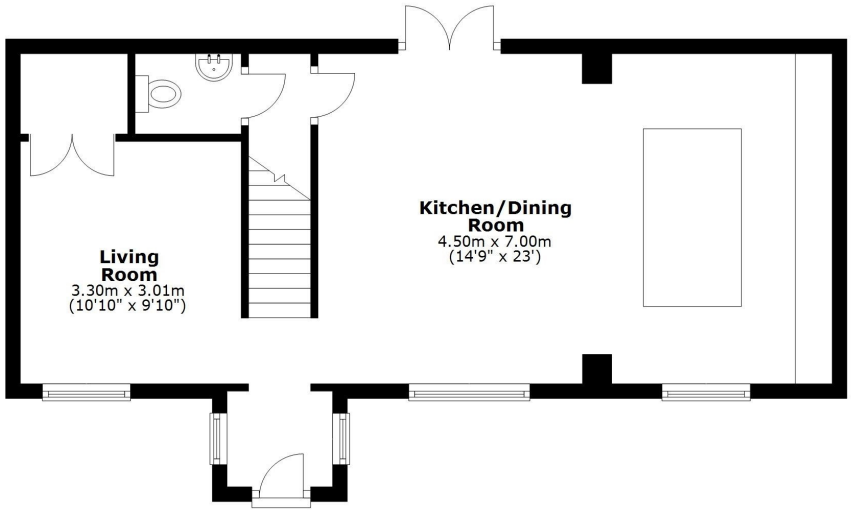
sales@cgpooks.co.uk

This very attractive detached cottage has been extensively improved, thoughtfully re-designed and finished to an exceptionally high standard throughout, while retaining many characterful features. The property occupies a lovely quiet setting on the fringe of a poplar village, benefitting from an established private garden and driveway providing plenty of parking.

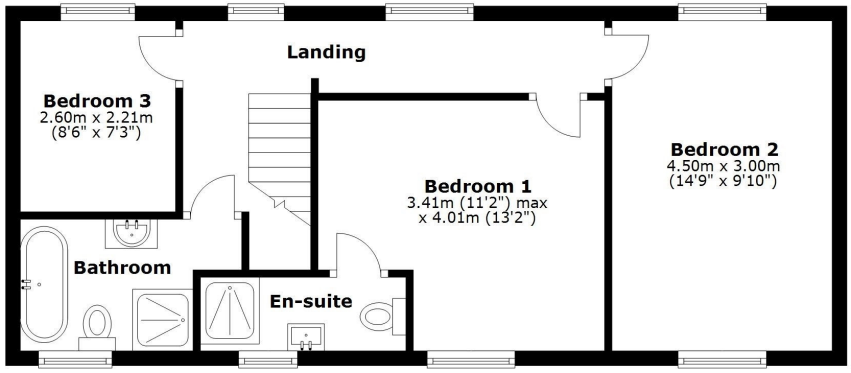
KEY FEATURES

- Entrance porch opening to both the living and dining areas, with a staircase to a light and spacious landing
- Impressive open plan kitchen/dining room with glazed double doors onto the rear garden
- Beautifully fitted units to the kitchen, complete with integrated appliances, Quartz work surfaces, and island unit with induction hob and downdraft extractor
- Useful under stairs store/utility room connecting to the cloakroom
- Separate living room with views to front and built in cupboard
- Master bedroom and well-appointed en-suite shower room
- A further two bedrooms, one large double and a single, and a stunning family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with paved terrace, planted borders and gated access to side
- Extensive driveway providing parking for multiple vehicles, as well as a fenced area with concrete base providing space to erect a garage if required
- A very quiet and convenient location, tucked away on the fringe of the village, a short distance from beautiful countryside walks, Pontesford Hill and less than a mile from Pontesbury's excellent range of amenities. Shrewsbury town centre is also less than a 15 minute drive
- Agents Note: photos used were taken prior to the current tenancy
- Sold with no upward chain

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.















































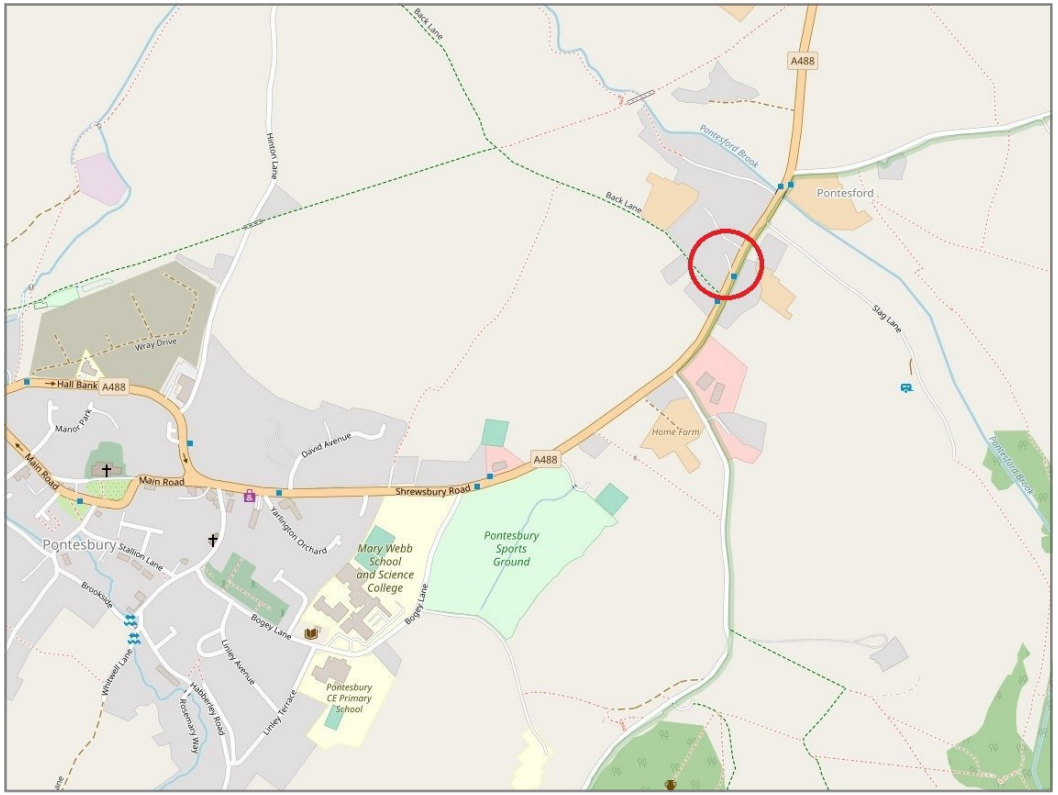


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Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band D**
EPC Band	**Band D**
Services	**Septic Tank - All services connected**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



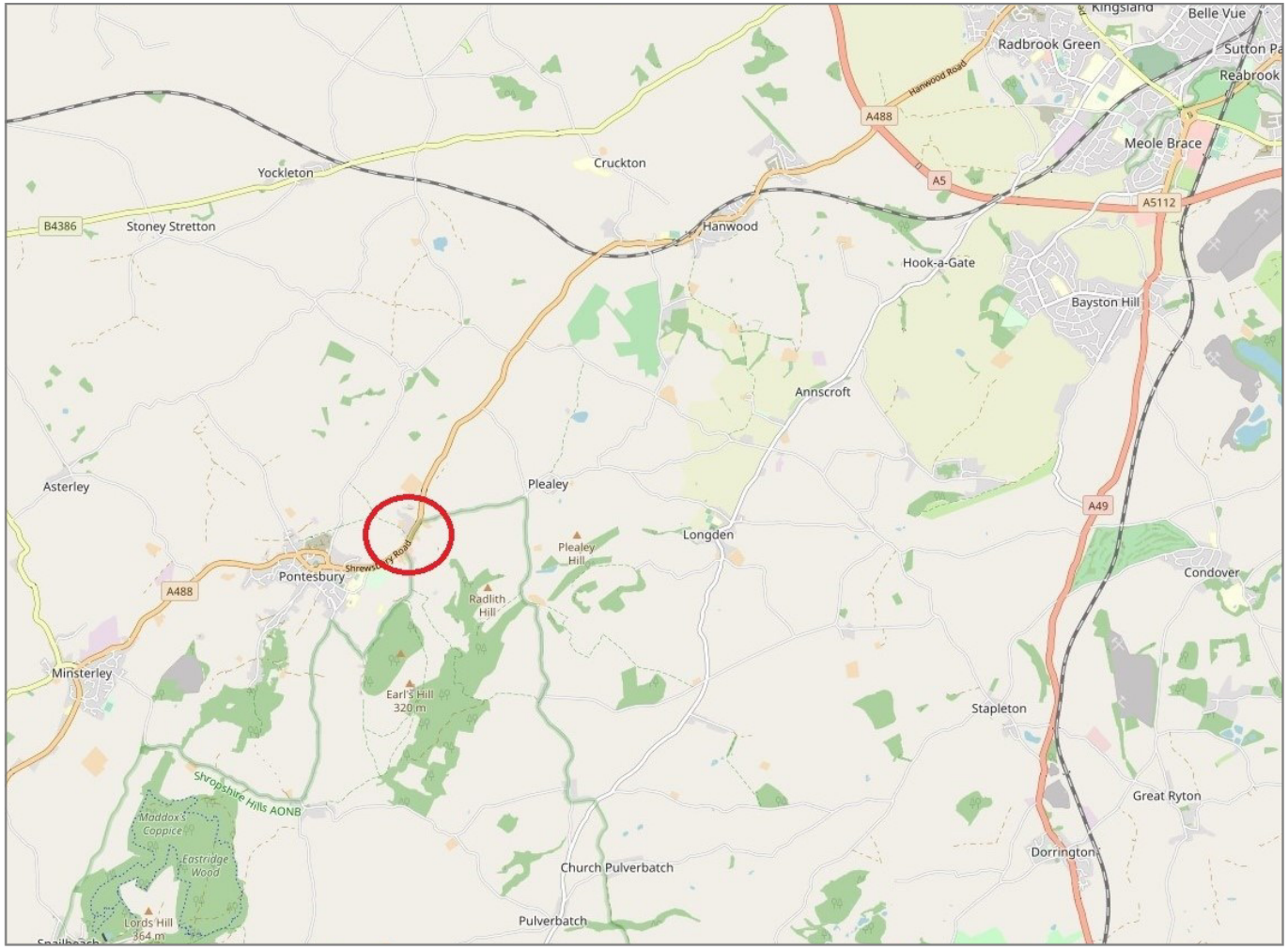
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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