



**3 The Square, Pontesford, Shrewsbury, SY5 0UE**

3 bedroom detached house —£400,000 Freehold

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Coopergreenpooks.co.uk

£400,000 Freehold—3 bedroom detached house

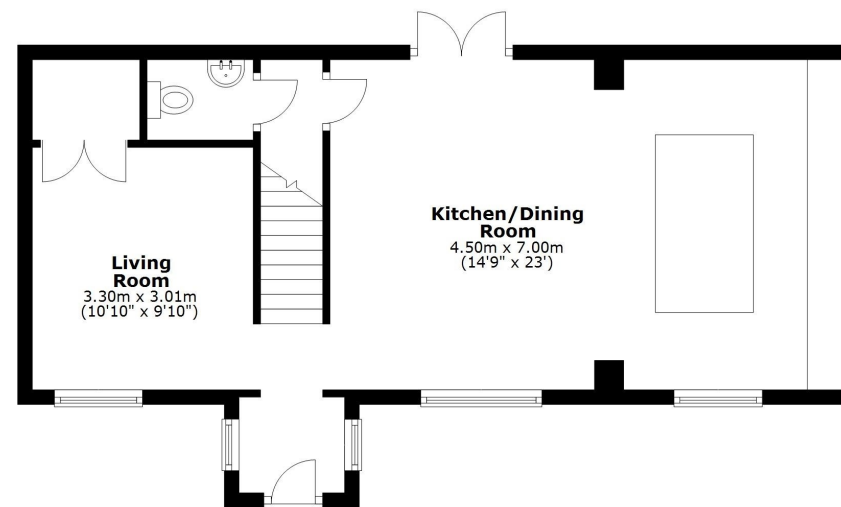
sales@cgpooks.co.uk

This very attractive detached cottage has recently 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.

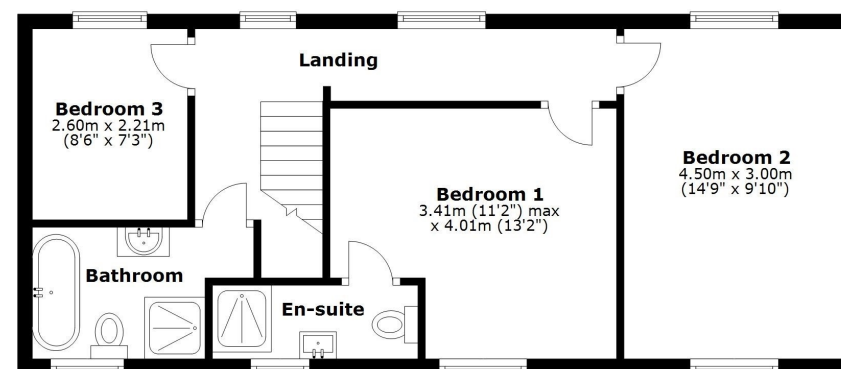
### KEY FEATURES

- 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
- This property has been recently fully renovated and is 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.















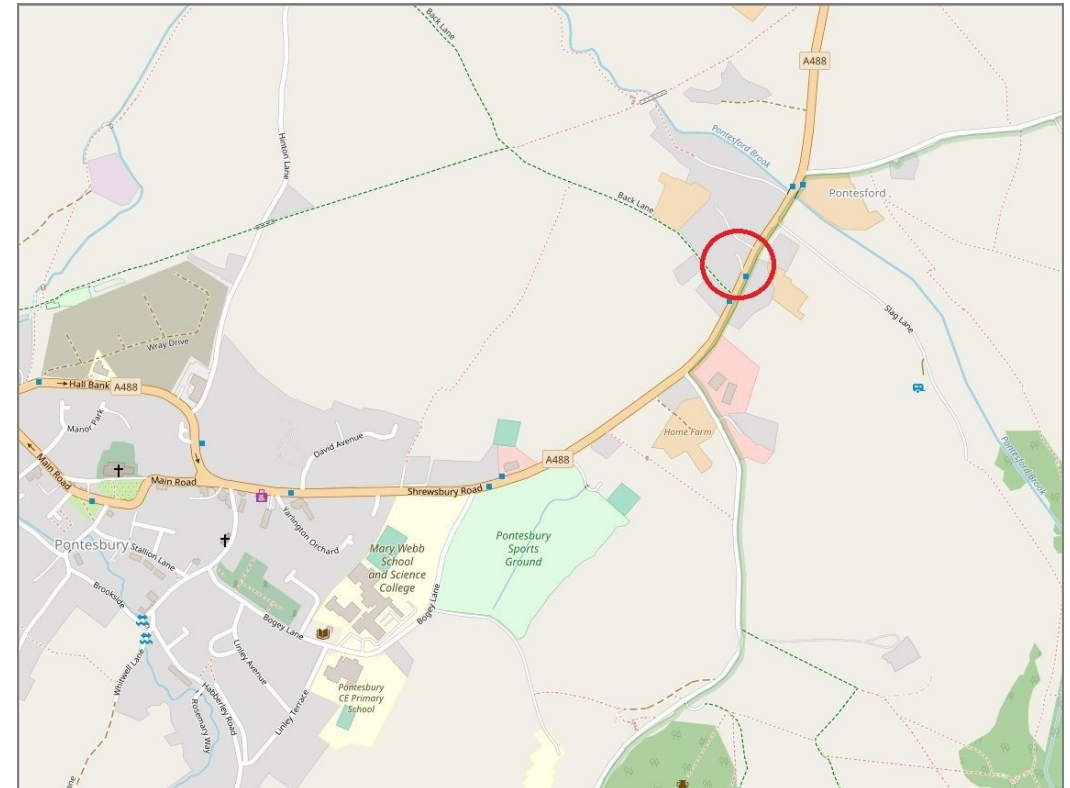
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Please note - Boundaries not confirmed



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>Septic Tank - All services connected</b>

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



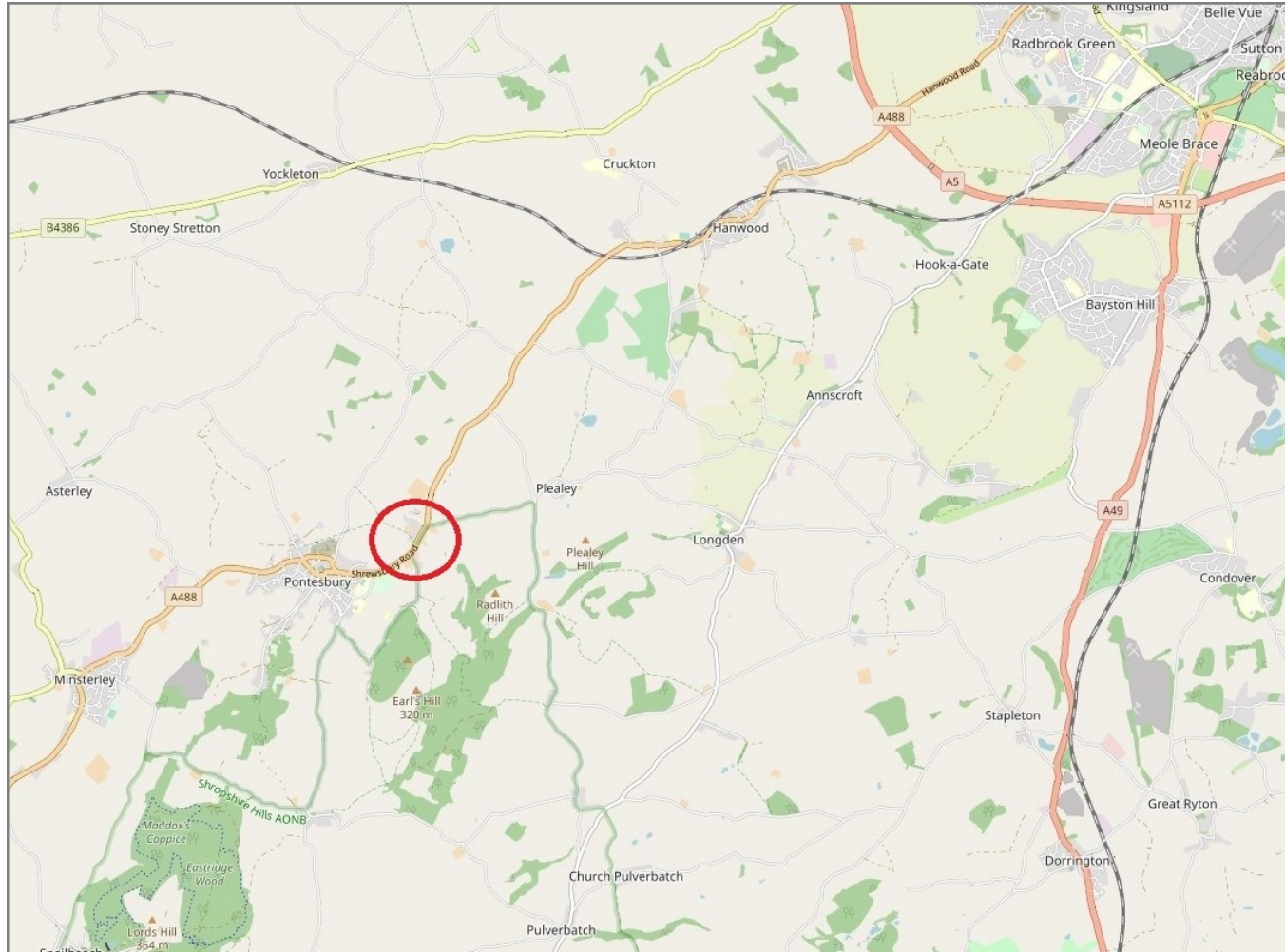
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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