



16 Pool Road, Hadnall, Shrewsbury, SY4 4BG

3 bedroom detached house — £399,950 Freehold

16 Pool Road, Hadnall, Shrewsbury, SY4 4BG

Coopergreenpooks.co.uk

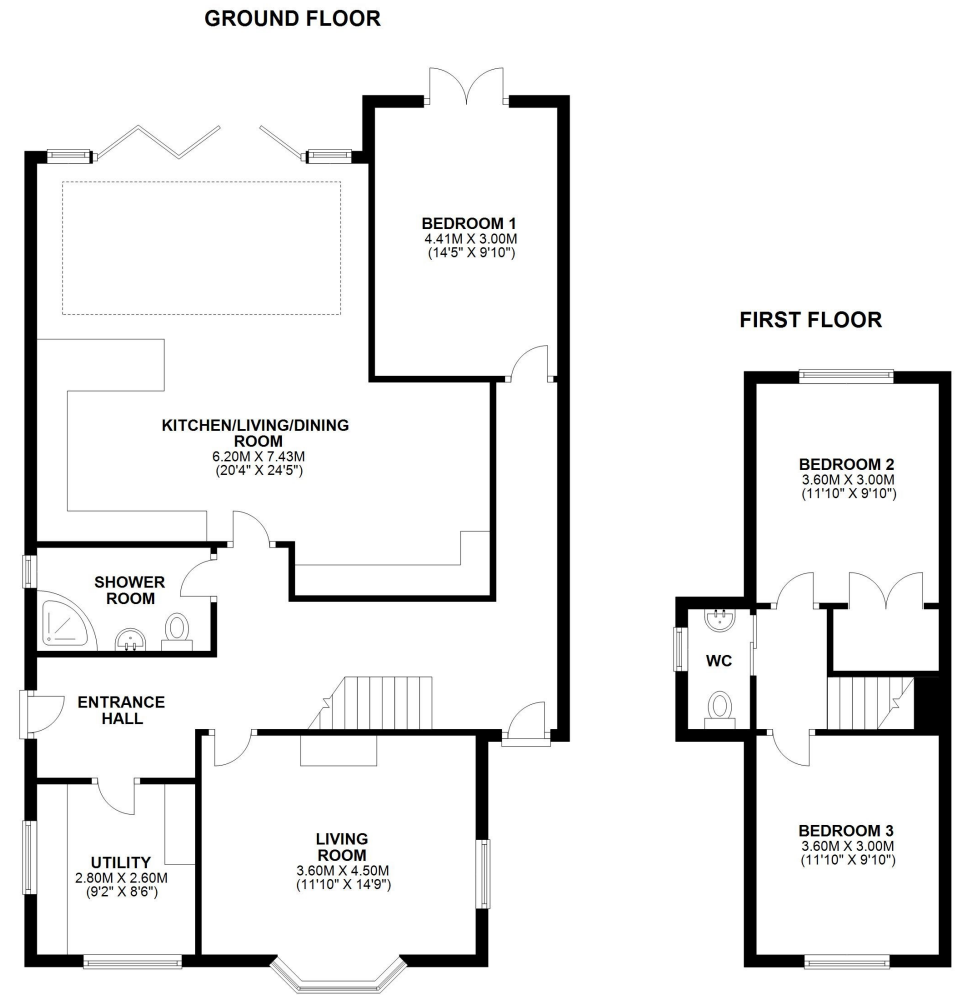
£399,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

An impressive and extensively improved property offering versatile and immaculately presented accommodation with private garden adjoining open fields, whilst being in a quiet and private cul de sac on fringe of this popular village, a short walk from some excellent amenities.

KEY FEATURES

- Good sized entrance hall providing access to both sides of the property
- Living room with wood effect flooring, feature gas fireplace and window to front
- Superb open plan kitchen/family room with dining area. This room has a large roof light and bi-folding doors which open onto the rear garden, as well as a very well fitted kitchen with breakfast bar
- On the ground floor there is also a large utility room, main bedroom with glazed double doors to garden and a well fitted shower room
- From the hall there is a staircase to first floor landing where there is a separate WC along with 2 further double bedrooms
- Gas fired central heating and uPVC double glazed windows
- Lawned front garden and adjoining driveway which provides parking, access to a large car port and a single garage
- Lovely private rear garden, which is again lawned with large, paved sun terracing, from which there are unspoilt views across the neighbouring fields
- Quiet and private cul de sac location, within walking distance of the village store, pub and primary school. The bypass and Shrewsbury town are also just over a 5 minute drive (4 miles) from the property
- No onward chain



TOTAL AREA: APPROX. 139.2 SQ. METRES (1498.6 SQ. FEET)

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.







16 Pool Road, Hadnall, Shrewsbury, SY4 4BG

£399,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

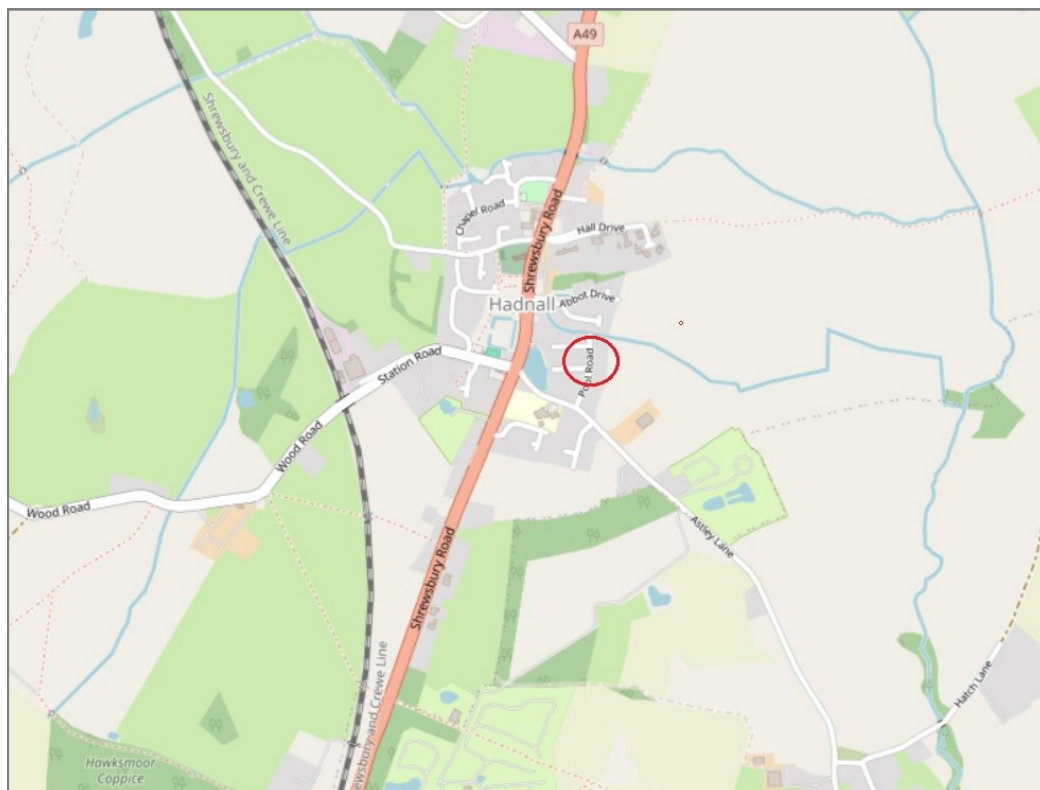
rightmove 

 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 services are connected

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



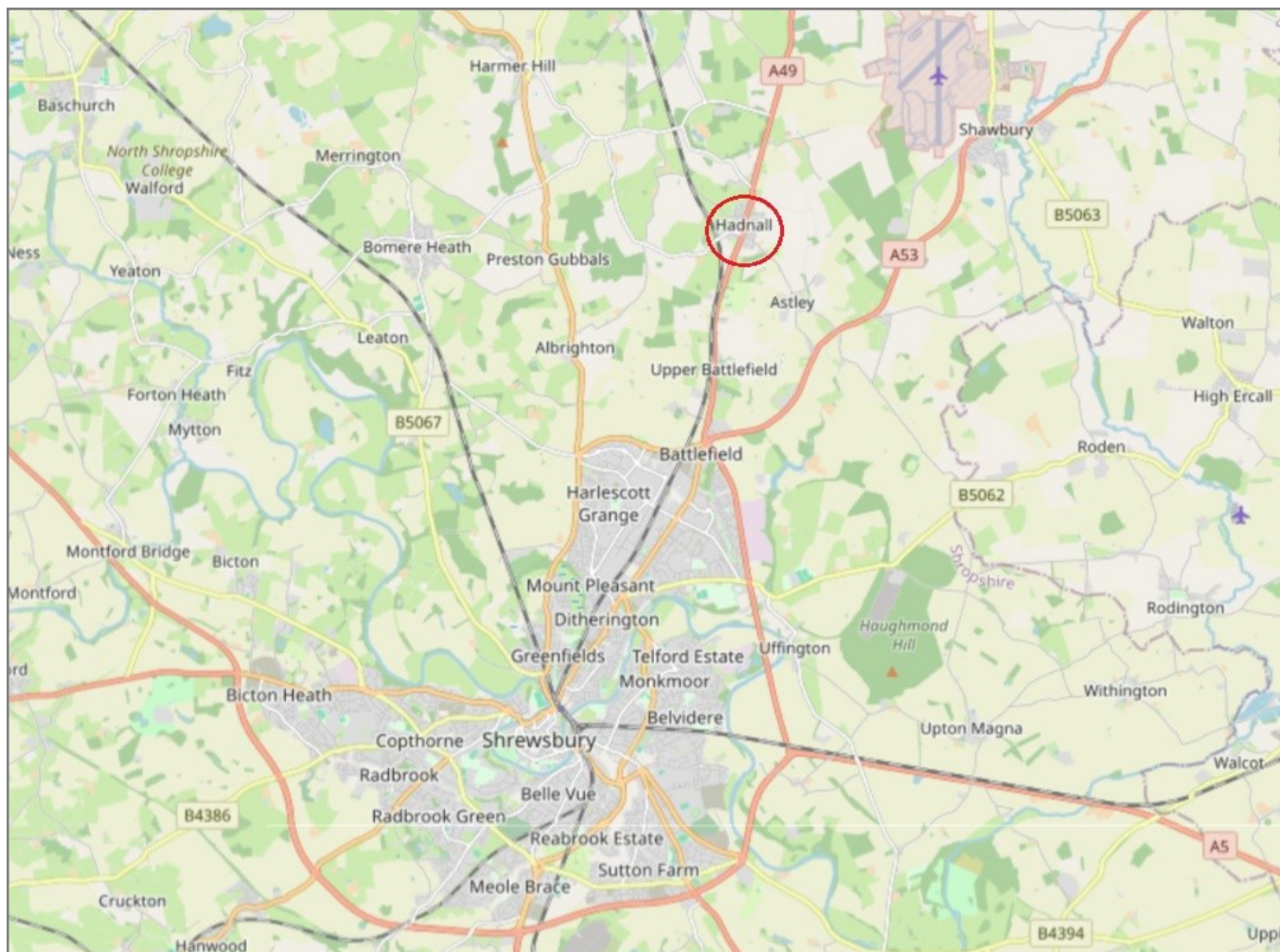
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

16 Pool Road, Hadnall, Shrewsbury, SY4 4BG

Coopergreenpooks.co.uk

£399,950 Freehold—3 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.