



**4 Pool Road, Hadnall, Shrewsbury, SY4 4BG**

3 bedroom detached house—£382,000 Freehold

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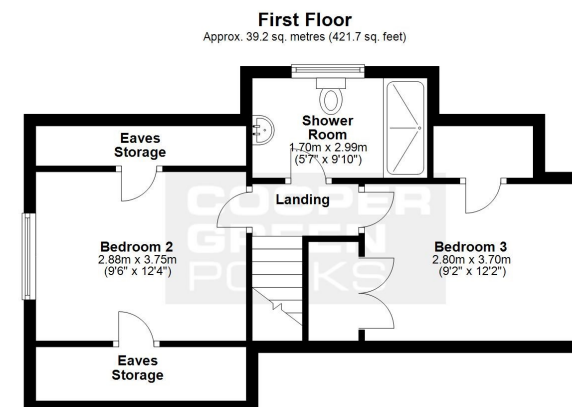
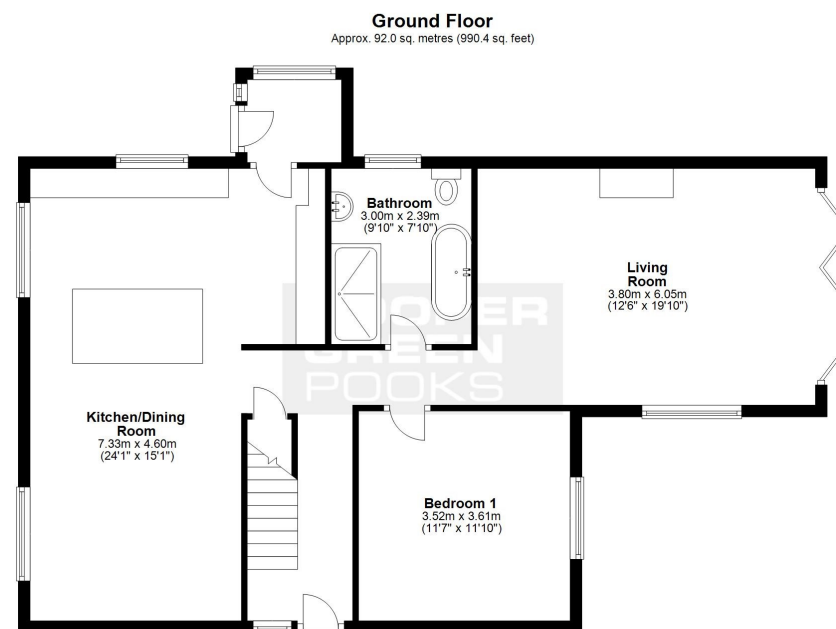
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This spacious detached property has been newly modernised to a very high standard throughout, providing impressive and well planned accommodation in a quiet village setting with private garden and fantastic views across adjoining countryside.

## KEY FEATURES

- Light, stylish and versatile interior, decorated and presented to a high standard.
- Good sized living room with feature chimney breast and bi-folding doors to rear.
- Ground floor double bedroom and modern well-appointed bathroom with freestanding bath and walk in shower.
- Large open plan kitchen/family room with windows to 3 elevations and door to entrance porch.
- Impressive range of units to kitchen area with integrated appliances and feature island unit with breakfast bar.
- Entrance hall with staircase to first floor landing, providing access to 2 further double bedrooms with built in storage and a superb shower room with further walk in shower.
- Double glazed windows, newly installed boiler and gas fired central heating system, as well as being re wired throughout.
- Driveway providing parking for about 3 cars and access to a large timber store/workshop (newly constructed).
- Neatly landscaped gardens with mature trees and Indian stone paved sun terrace, from which there are open views across the adjoining countryside.
- Quiet cul de sac position on the fringe of the village, yet within walking distance of amenities, such as the village shop, pub and primary school. Shrewsbury by pass is only a 5 minute drive away and the town centre just 10/15 minutes.



Total area: approx. 131.2 sq. metres (1412.1 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.



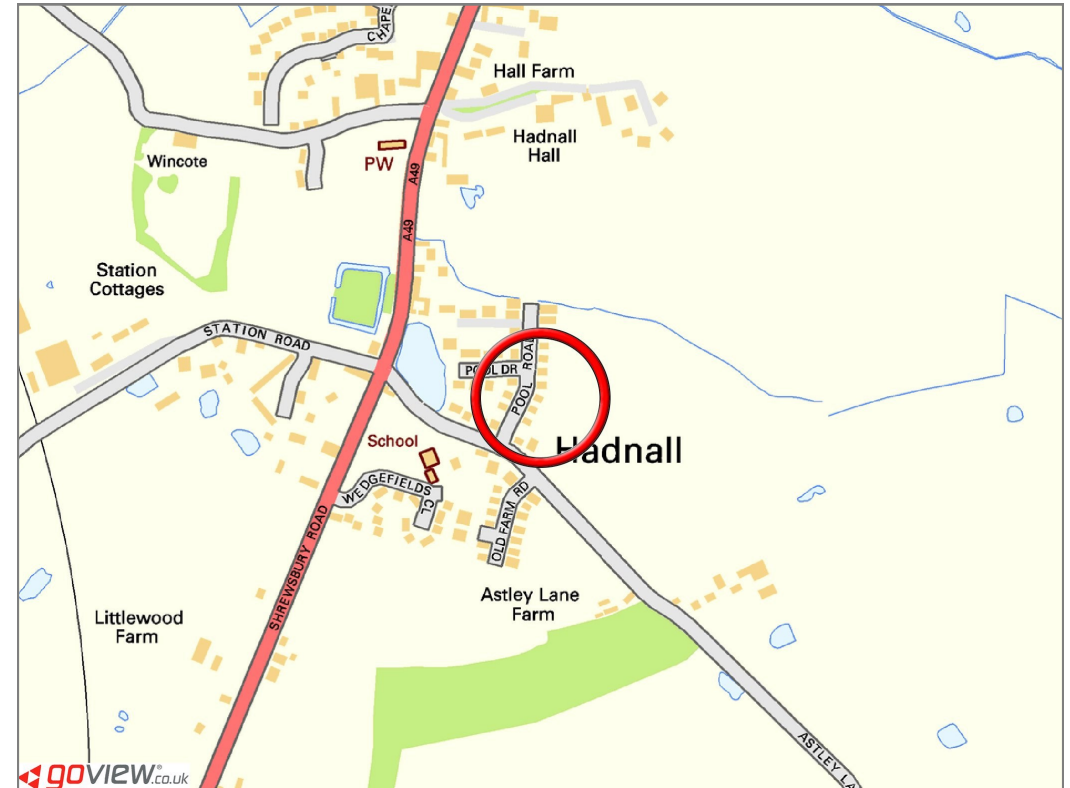




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|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band D</b>                           |
| EPC             | <b>Band D</b>                           |
| Services        | <b>All mains services are connected</b> |

**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.

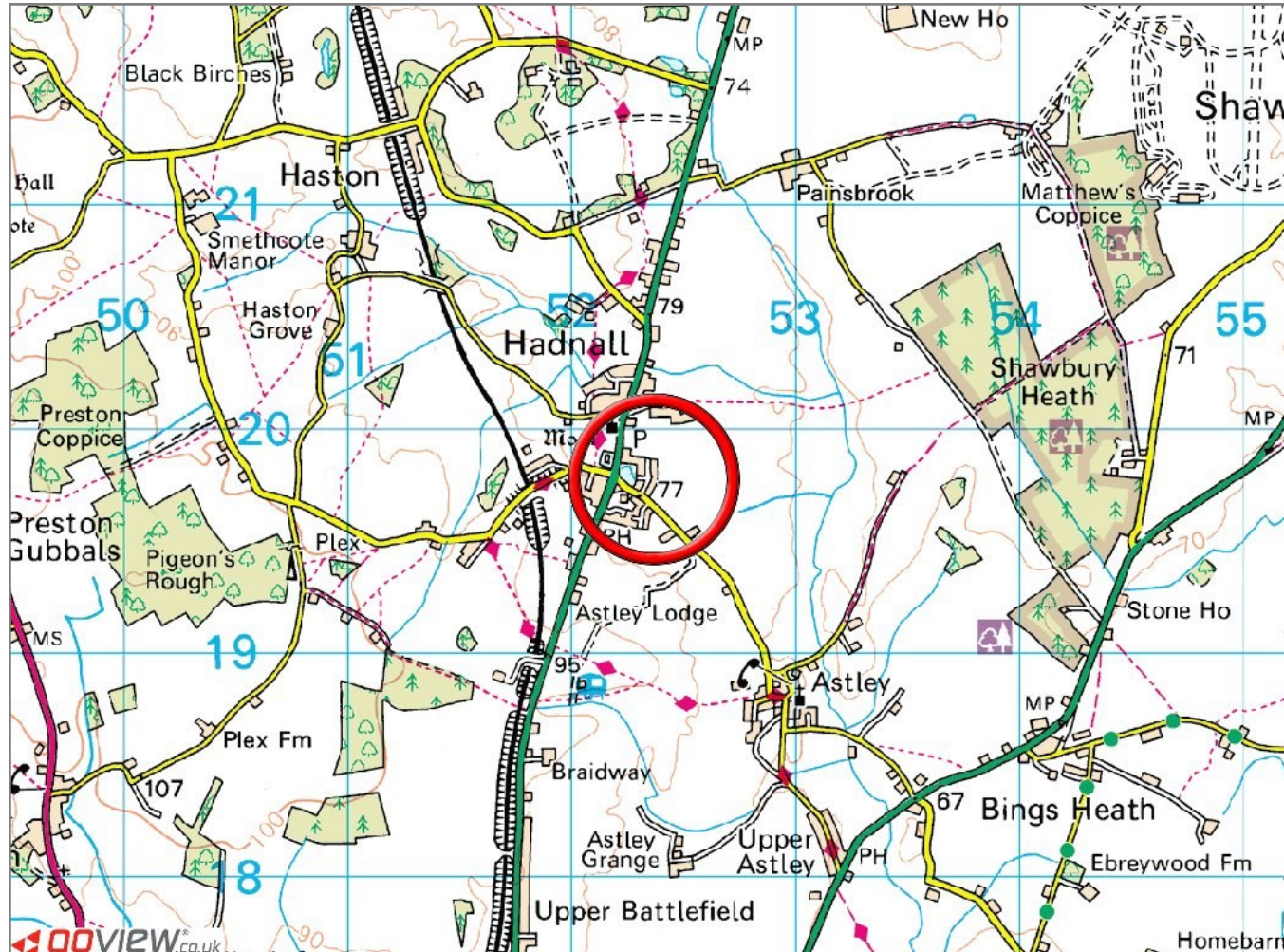
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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