



Levens, Shotton Lane, Harmer Hill, Shrewsbury, SY4 3DN

4 bedroom detached house—£585,000 Freehold

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sales@cgpooks.co.uk

This very spacious and versatile detached house has recently been improved and modernised to a high standard. The property is located in a lovely setting on the fringe of the village with rural views to rear, whilst being just a 10-minute drive from Shrewsbury

KEY FEATURES

- Immaculately presented and well-proportioned accommodation which will be suitable for many different types of buyers
- Entrance hall connecting to utility room and living room which has windows to 2 elevations and a feature fireplace
- Recently fitted kitchen/breakfast room with benefit of a good sized pantry and adjoining utility room which provides rear access and storage, along with a separate WC
- Inner hall leading to a dining room, 2 double bedrooms and a family bathroom
- Staircase from hall to landing where there are 2 further double bedrooms, both of which have walk in wardrobes and en-suite shower rooms recently fitted to a high standard
- uPVC double glazed windows and gas fired central heating system
- Tastefully decorated throughout, along with new carpets and wood/wood effect flooring in most rooms
- Extensive gravelled driveway providing parking for several cars and also access to a good sized garage
- Attractively landscaped and private front and rear established gardens, which are neatly laid to lawn with patio, various mature trees and well stocked borders. The rear garden directly adjoins unspoilt open countryside
- Situated on a quiet lane next to fantastic rural walks and a few minutes' walk from the village pub. The property is also just a 5/10 minute drive from the edge of Shrewsbury, retail parks and the bypass

Cooper Green Pooks
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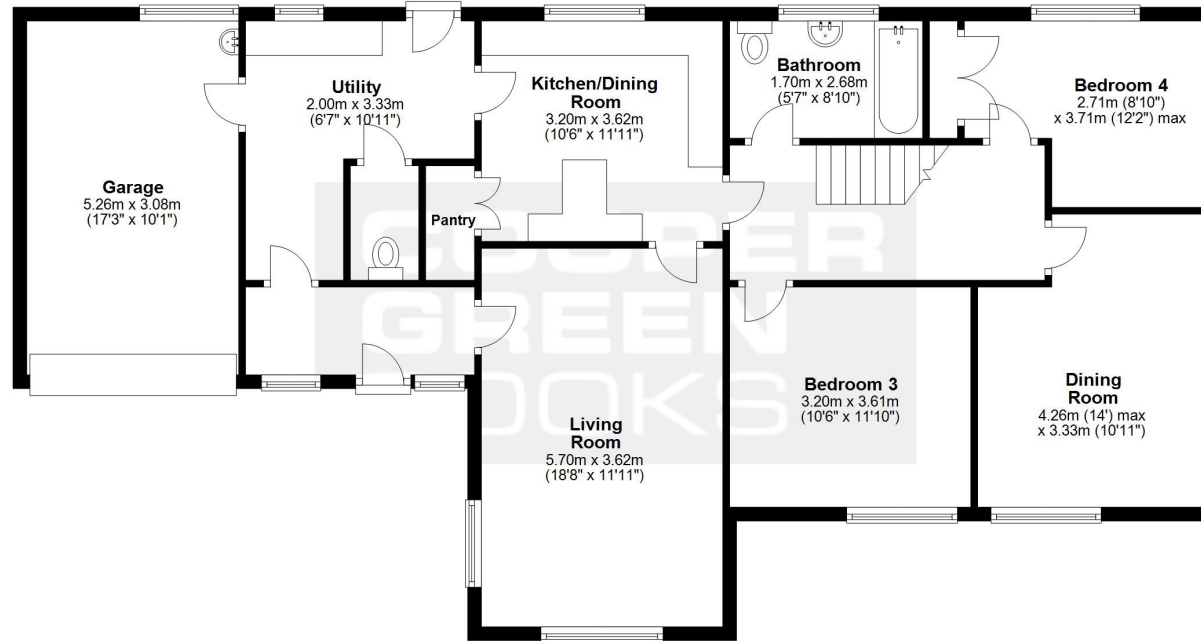


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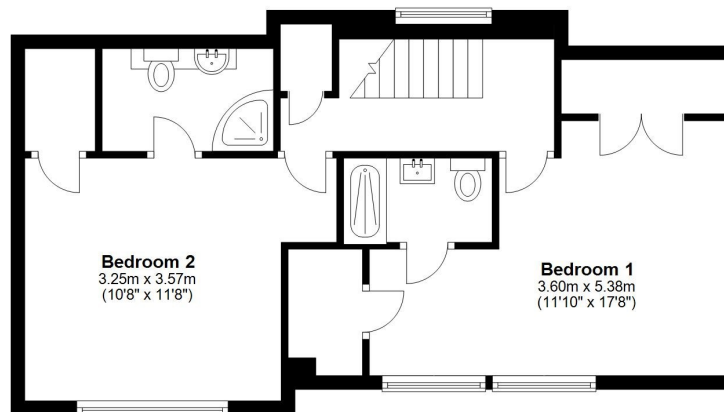
Ground Floor

Approx. 113.8 sq. metres (1224.9 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 162.8 sq. metres (1752.2 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.







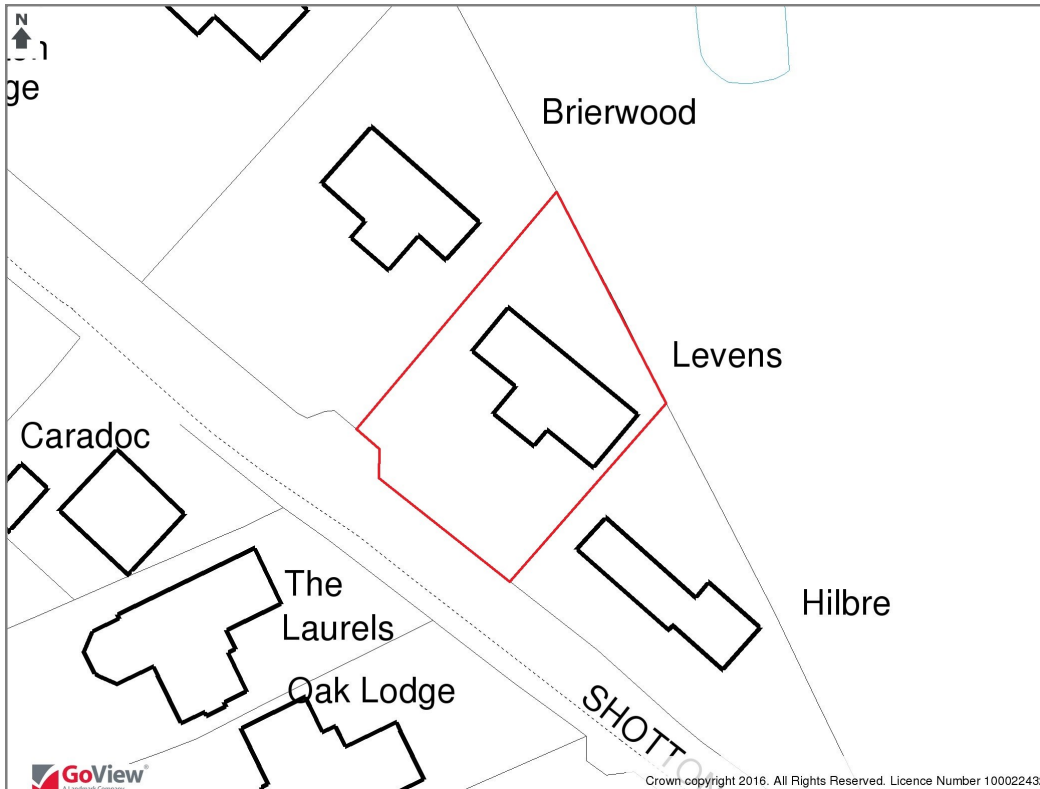




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
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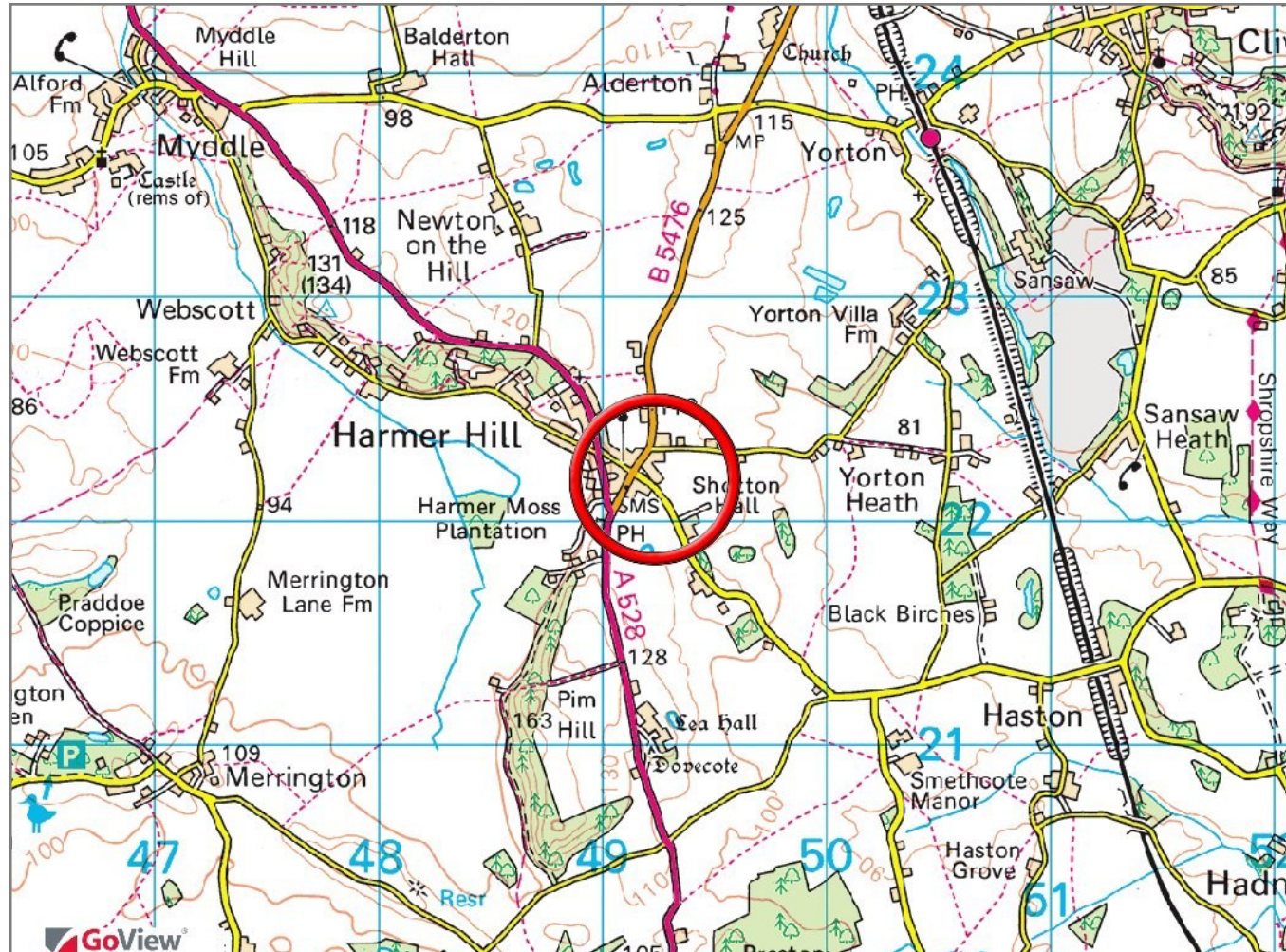
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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