



**10 Croft Close, Bomere Heath, Shrewsbury, SY4 3PZ**

3 bedroom detached bungalow—£375,000 Freehold

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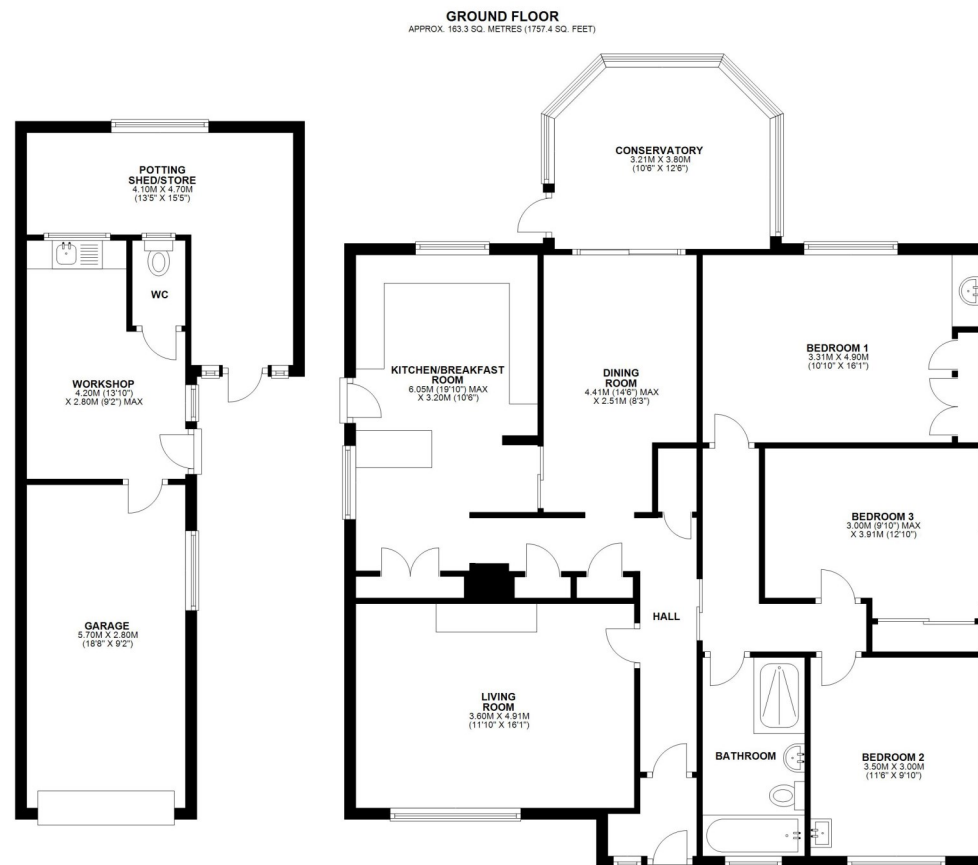
£375,000 Freehold— 3 bedroom detached bungalow

sales@cgpooks.co.uk

Occupying a fantastic plot at the end of a quiet cul-de-sac, this beautifully presented and well-designed detached bungalow has been extended and improved to provide practical and versatile accommodation, while benefitting from attractively landscaped gardens, private driveway, garage and outbuildings.

## KEY FEATURES

- Entrance porch opening to a large L-shaped hallway with plenty of useful storage
- Good sized living room with feature fireplace and views to front
- Lovely open plan kitchen/breakfast room, complete with a range of fitted units, space for appliances, breakfast bar and access to side
- Separate dining room with glazed patio doors to the conservatory
- Three generous double bedrooms and a re-fitted family bathroom with walk-in shower
- uPVC double glazed windows and oil fired central heating
- Impressive private and established rear garden, laid to lawn with well-stocked borders, raised beds and paved terraces
- Detached single garage, which has been extended to create an additional workshop with WC and sink, as well as a potting shed/store – this area has lots of potential for conversion into a home office or additional accommodation if required
- Driveway to front providing plenty of parking
- Quietly and conveniently located in a nice village setting, just a few minutes' walk from open countryside and village amenities such as a local store, pub, primary school, tennis and cricket clubs. The property is also within the school catchment of the Corbet secondary school and just a 10-minute drive from Shrewsbury



TOTAL AREA: APPROX. 163.3 SQ. METRES (1757.4 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 guide only and should not be relied upon as an exact replication of the property.  
Plan produced using Planity.









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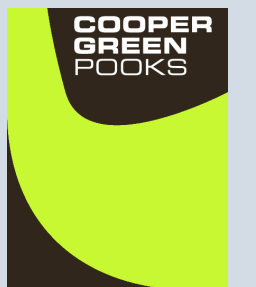
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Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



www.cgpooks.co.uk  
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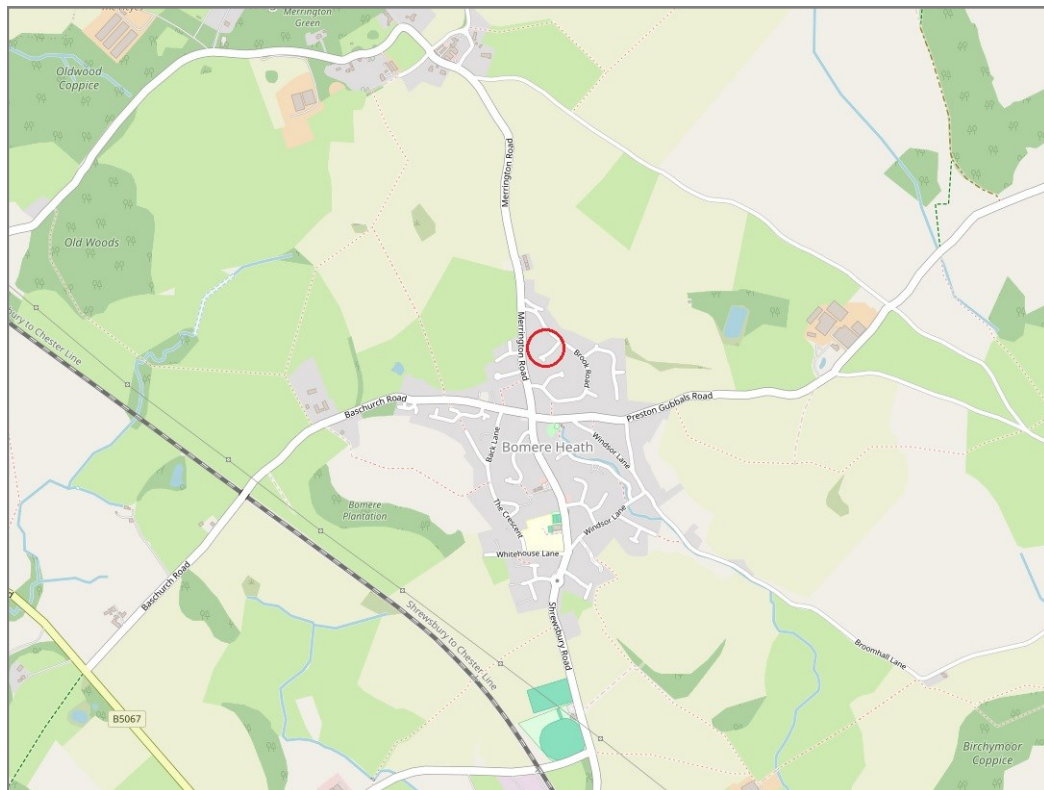
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage connected with oil fired central heating</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.

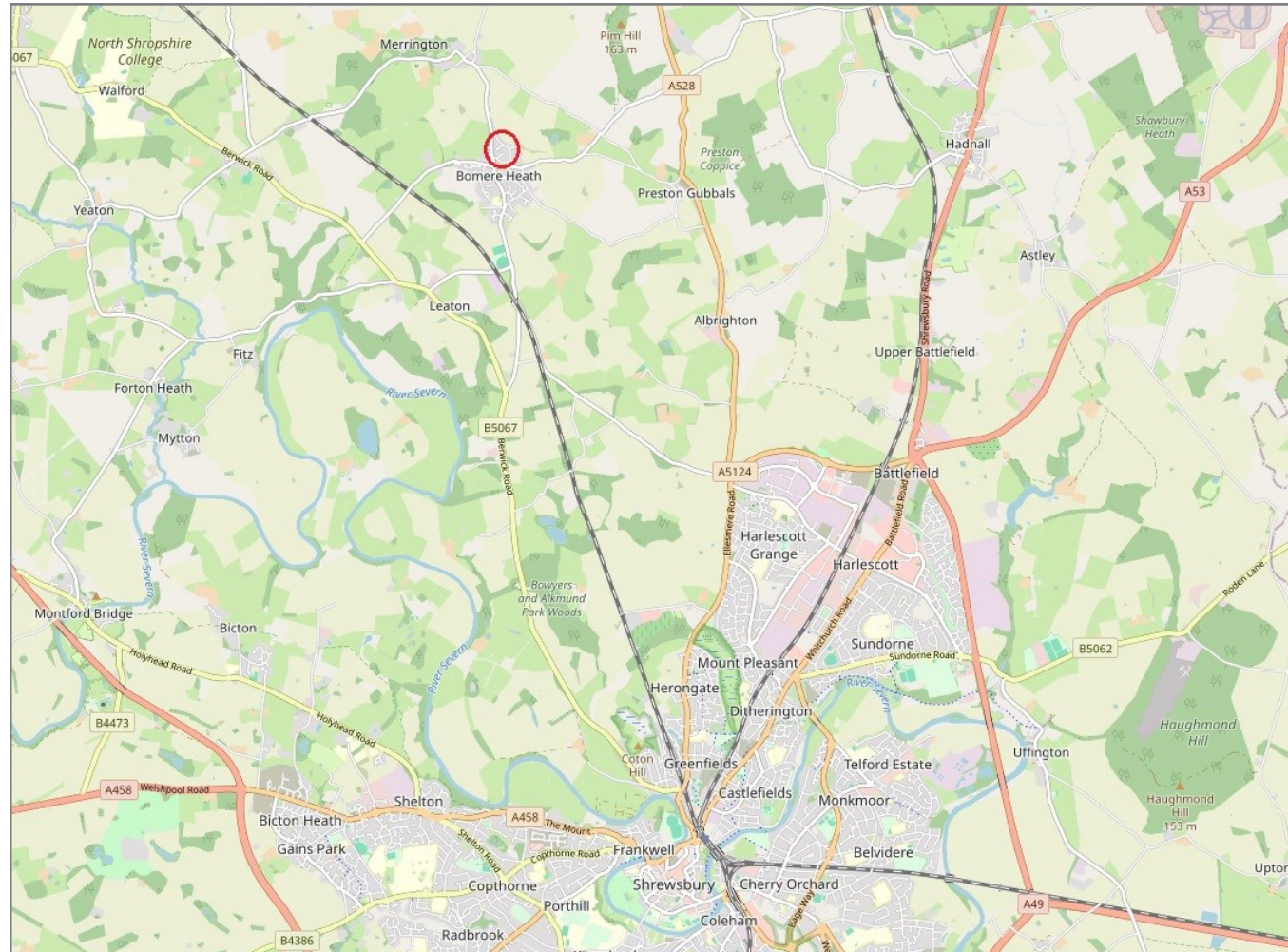


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