



1 Coppice Gate, Lyth Hill, Shrewsbury, SY3 0BT

3 bedroom detached bungalow — £500,000 Freehold

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Coopergreenpooks.co.uk

£500,000 Freehold—3 bedroom detached bungalow

sales@cgpooks.co.uk

A unique opportunity to purchase this attractive and individual detached bungalow, which is located in a wonderful setting enjoying arguably one of the finest views in Shropshire.

KEY FEATURES

- Plenty of scope for further development.
- Lovely open plan living/dining room with exposed beams, wooden flooring to dining area and open fireplace to living area. There are also 2 large feature windows and glazed double doors to a raised sun terrace.
- Separate kitchen/breakfast room which has a range of solid pine units, tiled flooring, windows to 2 elevations and door to garden.
- From the entrance hall there are 3 bedrooms, a bathroom with shower and separate WC. The main bedroom is currently being used as an additional sitting room and has a vaulted ceiling, as well as glazed sliding patio doors to garden.
- Double glazed windows and gas-fired central heating (Gas boiler installed 2020– warranty until 2027).
- Driveway leading to an adjoining garage which has an internal door connecting to the hall.
- Extensive private mature gardens which are south facing and mainly lawned with established beds and borders, along with sun terraces. There is also a large potting shed/store included in the sale.
- The property is just a 15-minute drive from Shrewsbury and privately situated in one of Shropshire’s most scenic locations, right on the doorstep of the beautiful Lyth Hill country park with stunning unspoilt views.
- No onward chain.

Cooper Green Pooks
3 Barker Street
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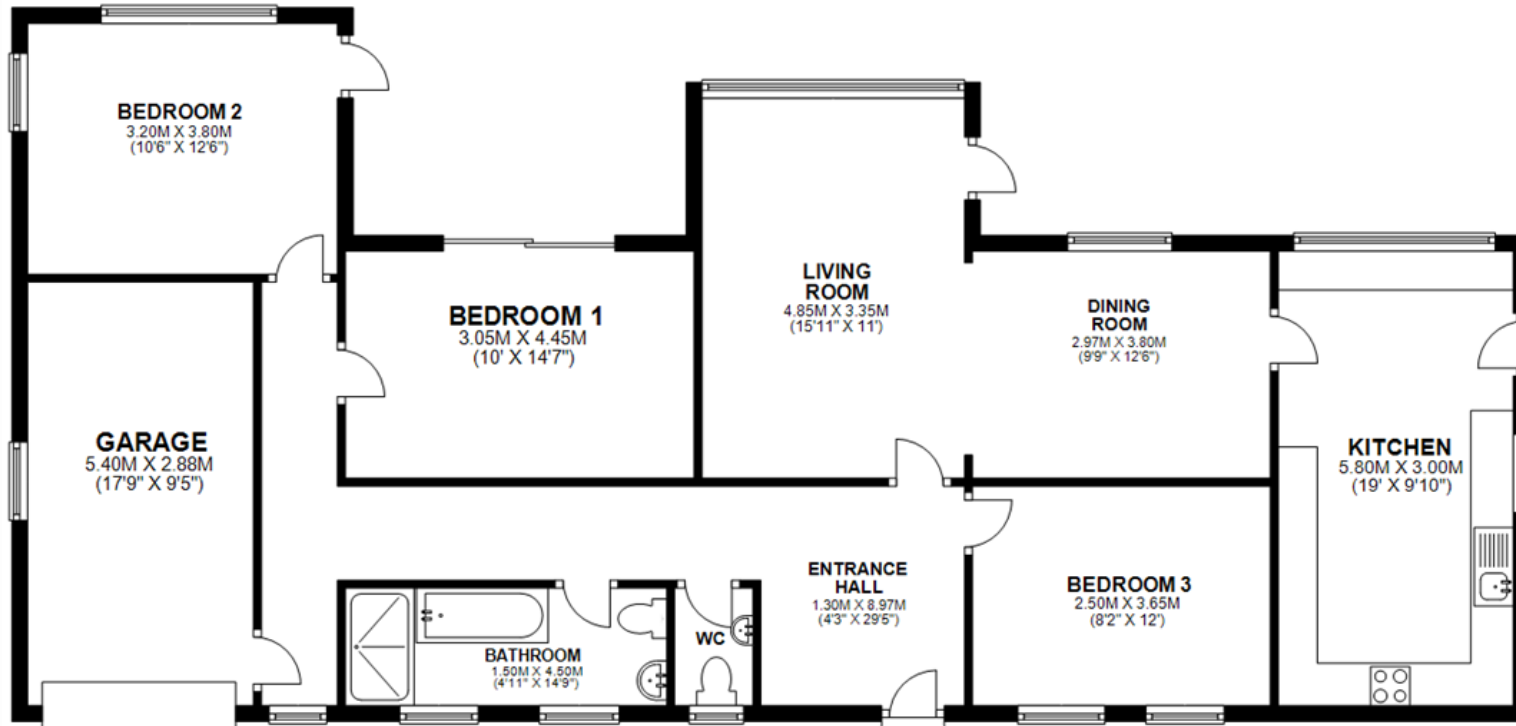
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GROUND FLOOR

APPROX. 127.4 SQ. METRES (1370.8 SQ. FEET)



TOTAL AREA: APPROX. 127.4 SQ. METRES (1370.8 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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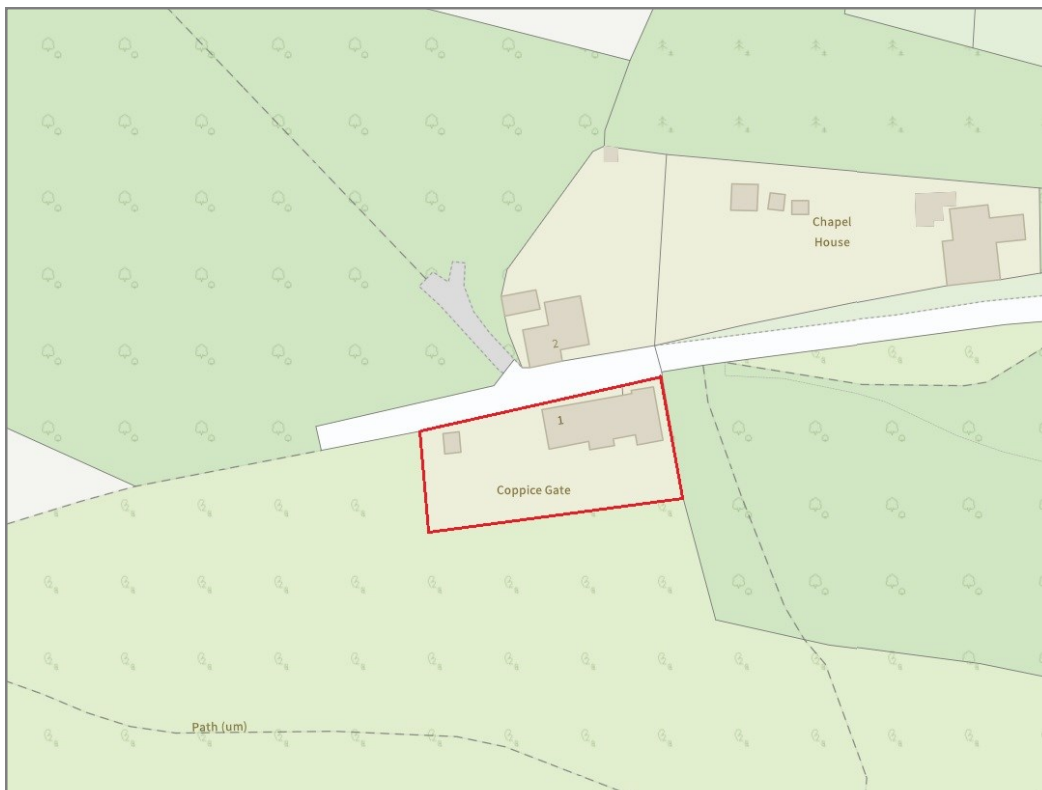
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BOUNDARIES NOT CONFIRMED

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

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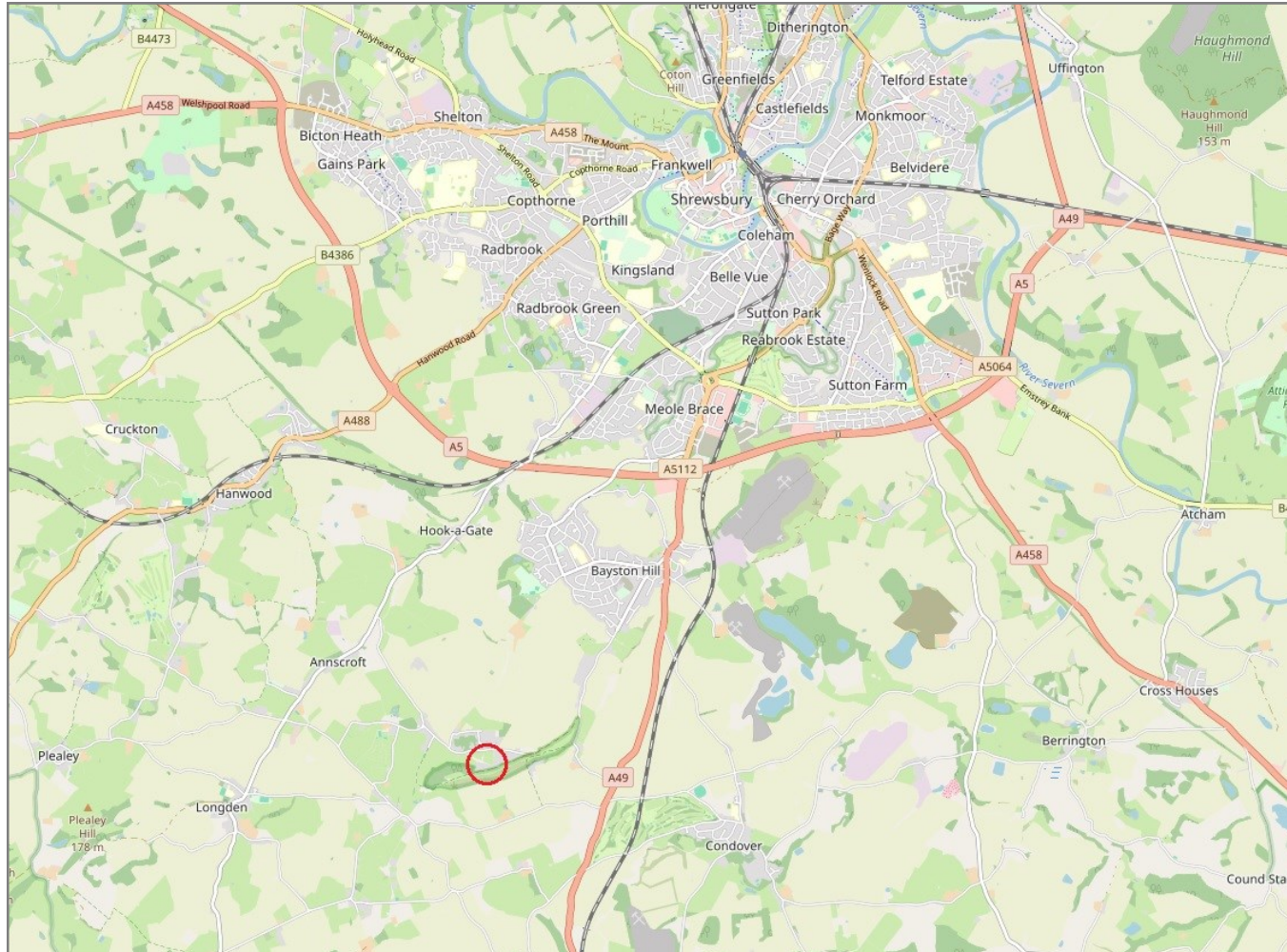
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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