



Rossendale, Shepherds Lane, Shrewsbury, SY3 8BT

4 bedroom detached house—£875,000 Freehold

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Coopergreenpooks.co.uk

£875,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Situated in a lovely setting just a few minutes' drive from Shrewsbury, this outstanding family home has recently been improved to an exceptionally high standard, offering stylish and well configured accommodation with stunning landscaped garden overlooking fields and woodland.

KEY FEATURES

- Entrance vestibule and hall with storage, cloakroom and home office/study.
- Spacious living room with double sided wood burner connecting to family room, windows to front and twin double glazed doors to sun terrace.
- Magnificent open plan kitchen/family room and dining area with Italian porcelain tiled flooring and 2 sets of bi-folding doors opening on to the extensive sun terrace.
- Very impressive range of units to kitchen area along with a substantial island and breakfast bar. There is also a high-quality range of integrated appliances and a useful adjoining utility room, fitted to a similar standard.
- From entrance hall staircase to landing where there are 4 double bedrooms all with built in or walk in wardrobes. Both the family bathroom and en-suite shower room to main bedroom have been re fitted to the same high standard.
- uPVC double glazed windows and LPG gas fired central heating.
- Extensive driveway providing parking for several cars and access to a double garage with electric door. To the side of the garage there is double gated access to a further secure area that could accommodate an additional large vehicle or provide storage space.
- Beautifully landscaped private rear garden backing onto open countryside and woodland. Most of the garden has been lawned with carefully planted beds and borders, along with various seating areas, including a stunning porcelain paved sun terrace with pergola and outdoor bar.
- Fantastic location on a quiet lane, conveniently situated just a 5-minute drive from Shrewsbury bypass and the town centre.

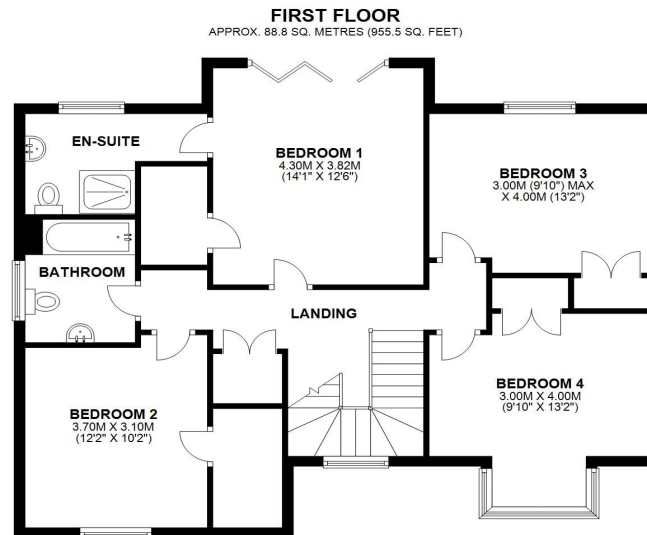
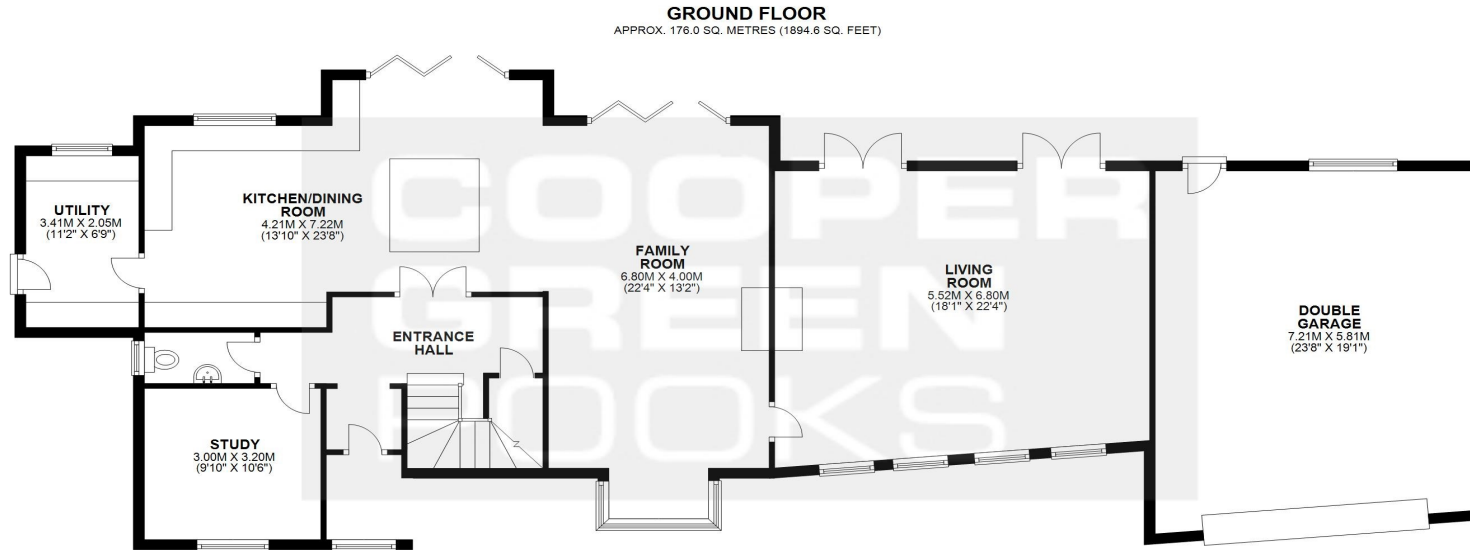
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TOTAL AREA: APPROX. 264.8 SQ. METRES (2850.1 SQ. FEET)

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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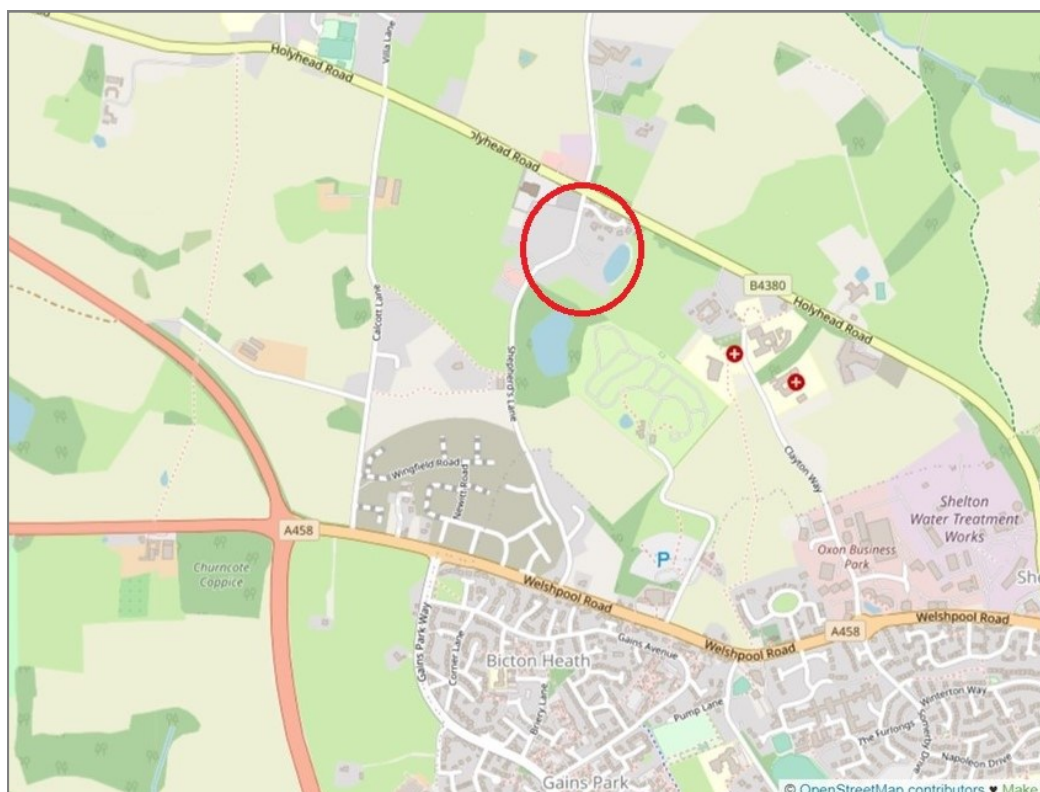
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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band D
Services	Water, electricity and drainage are connected
	Heating is LPG

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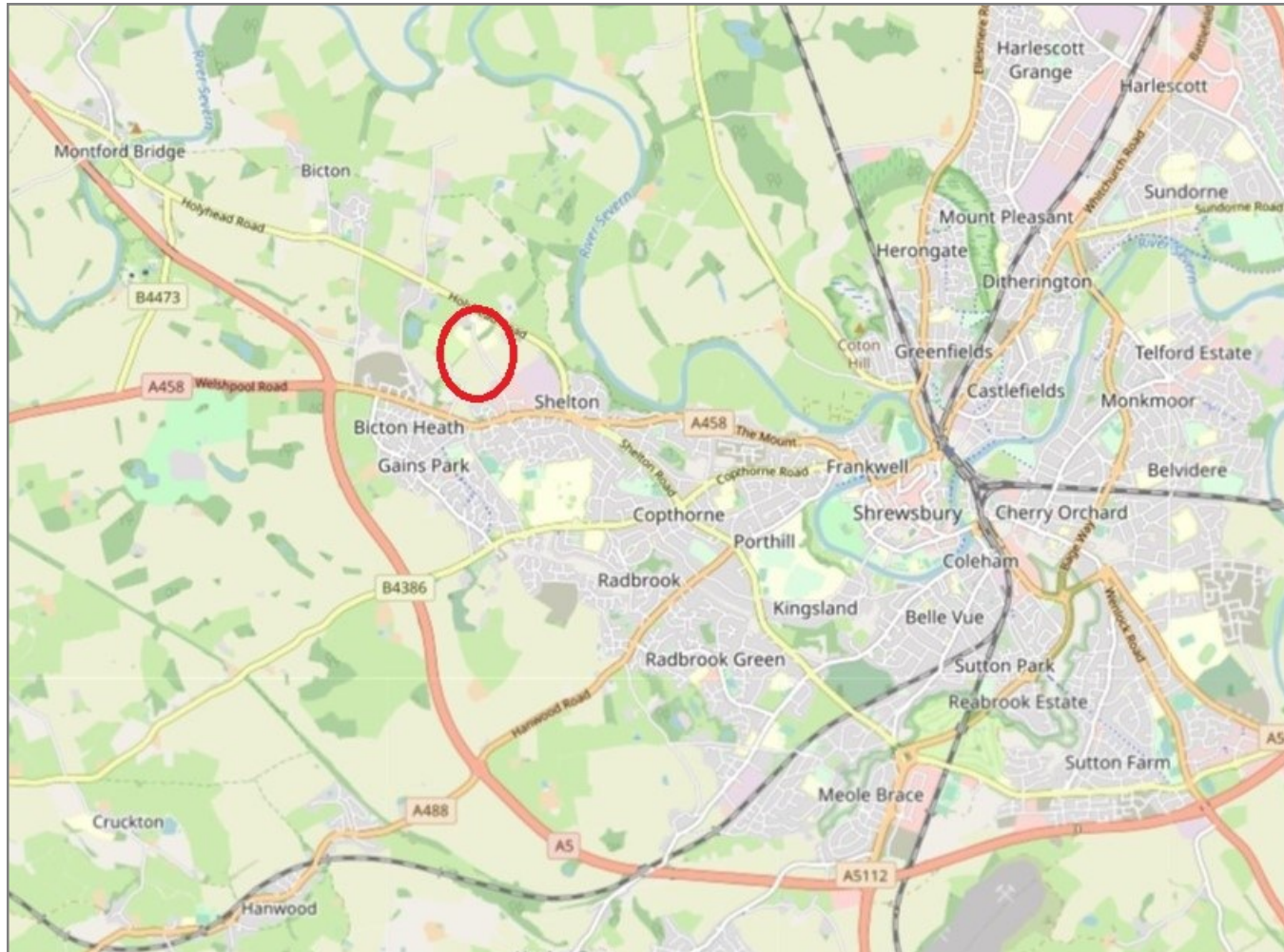
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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