



**51 Linley Avenue, Pontesbury, Shrewsbury, SY5 0TL**

4 bedroom semi-detached dormer bungalow — £299,950 Freehold

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£299,950 Freehold—4 bedroom semi-detached dormer bungalow  
sales@cgpooks.co.uk

Coopergreenpooks.co.uk

This improved and very versatile semi-detached property is well situated at the end of a quiet and private driveway with a lovely outlook, yet just a few minutes' walk from the centre of this popular village

## KEY FEATURES

- Entrance hall connecting to the living room which has oak boarded floor and a window overlooking the garden.
- Fitted kitchen with built in appliances and window to rear.
- From the inner hallway there are 3 ground floor bedrooms and a bathroom.
- Good sized rear hall/utility, from which there is a staircase leading to the first-floor 4th bedroom or home office.
- uPvc double glazed windows and gas fired central heating.
- Gated access to a private block paved driveway with adjoining lawned garden with specimen trees, hedging and shrubs.
- To the rear of the property there is a large, paved sun terrace, summerhouse and garden store.
- Lovely quiet and secluded location with nice outlook at the end of a private driveway, centrally located within the village and just a few minutes' walk from its many excellent amenities.

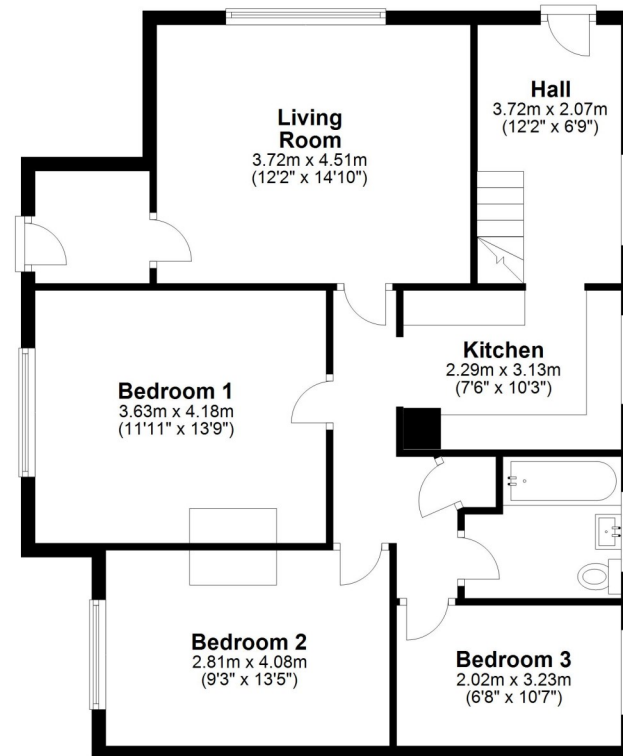
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
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01743 276666



## Ground Floor

Approx. 80.6 sq. metres (867.9 sq. feet)



## First Floor

Approx. 14.2 sq. metres (153.4 sq. feet)



Total area: approx. 94.9 sq. metres (1021.3 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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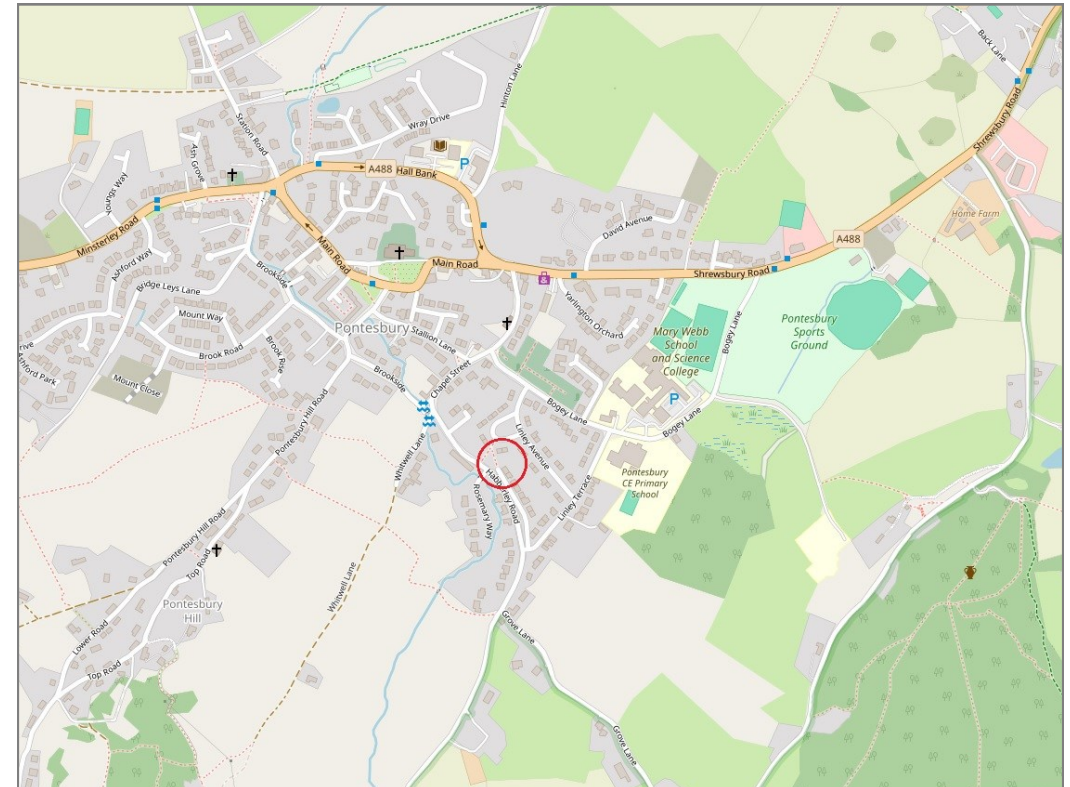
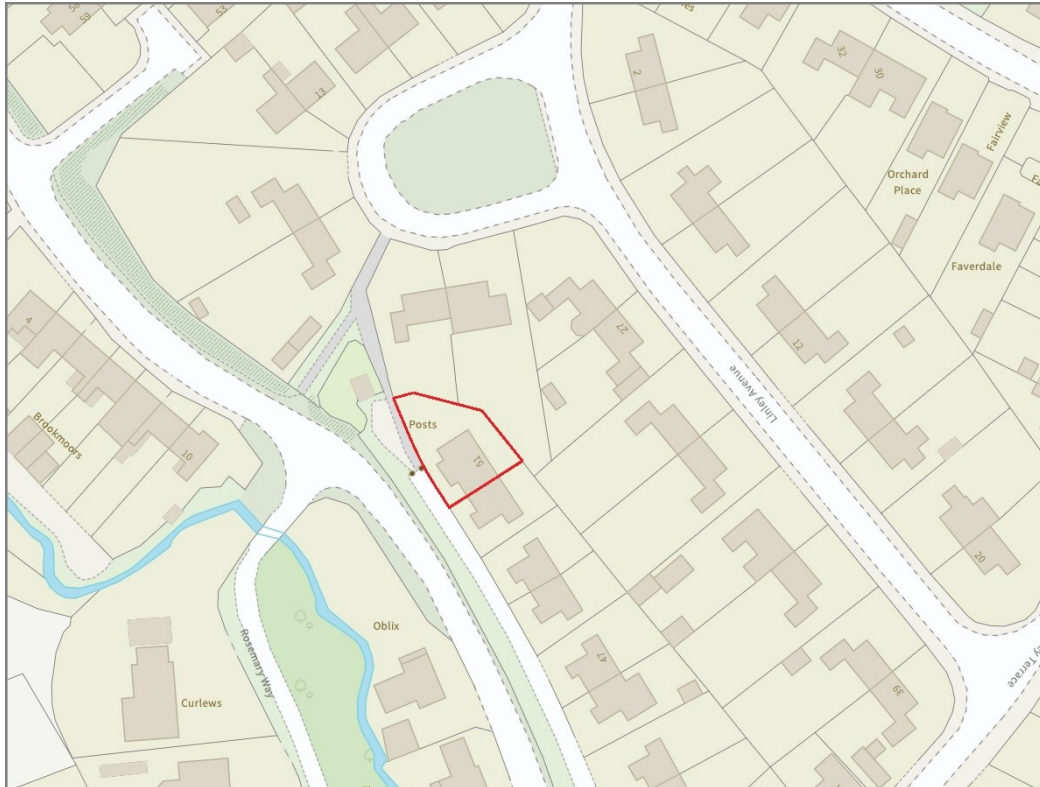
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

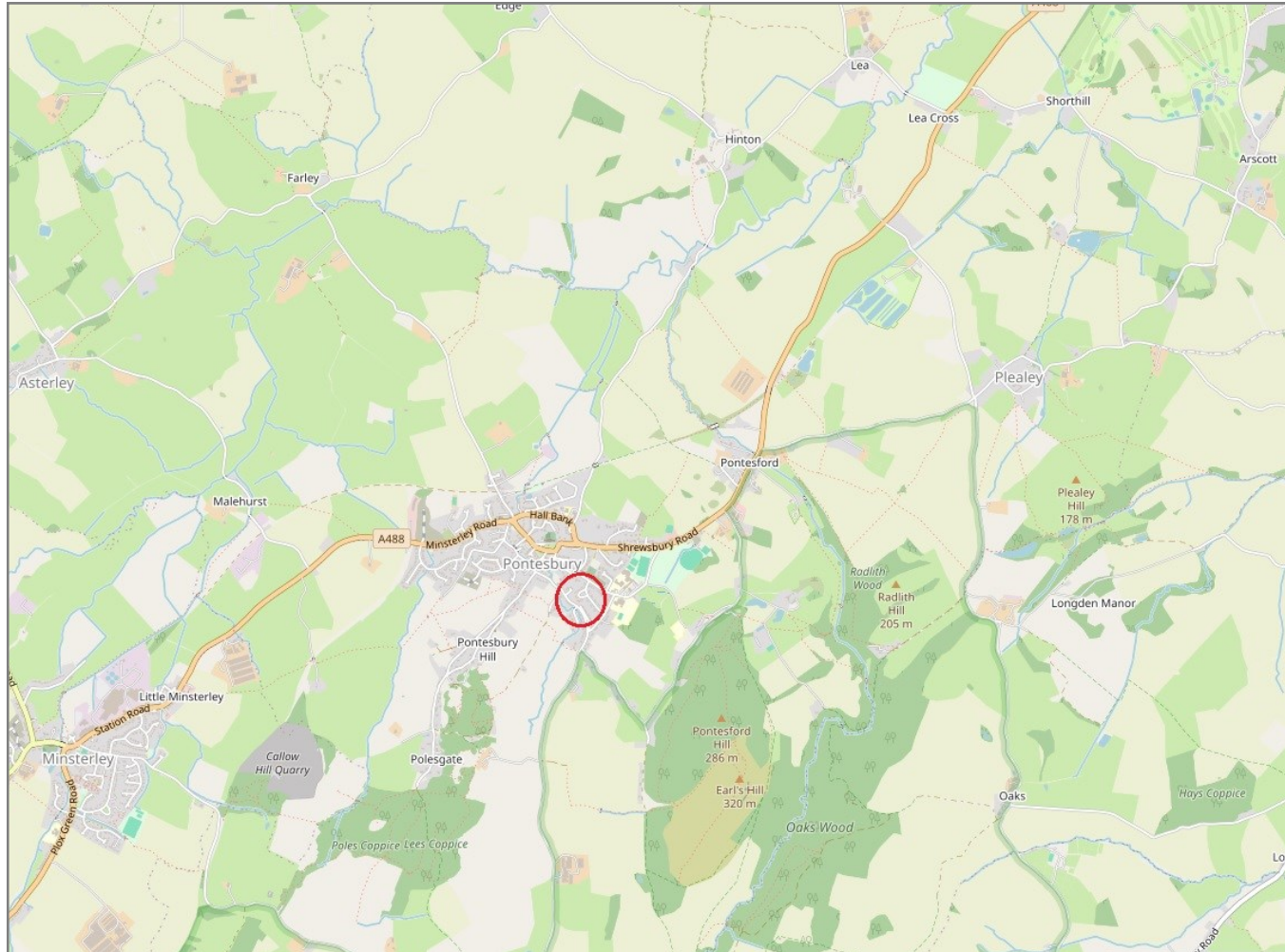
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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