



3 Brook Road, Pontesbury SY5 0QZ

3 bedroom detached house — £385,000 Freehold

3 Brook Road, Pontesbury SY5 0QZ

Coopergreenpooks.co.uk

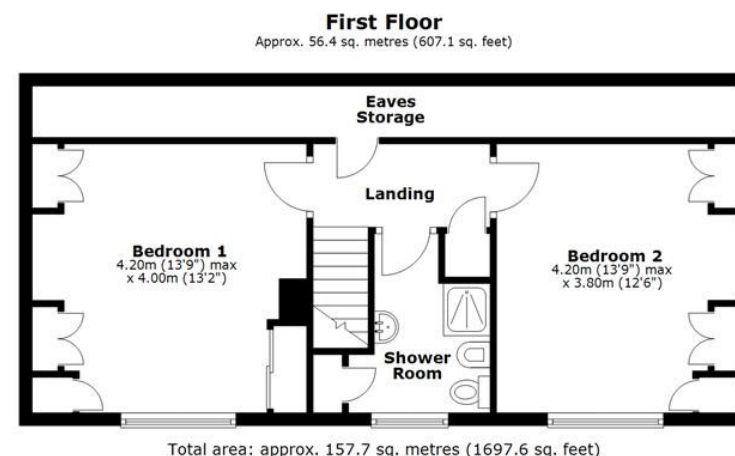
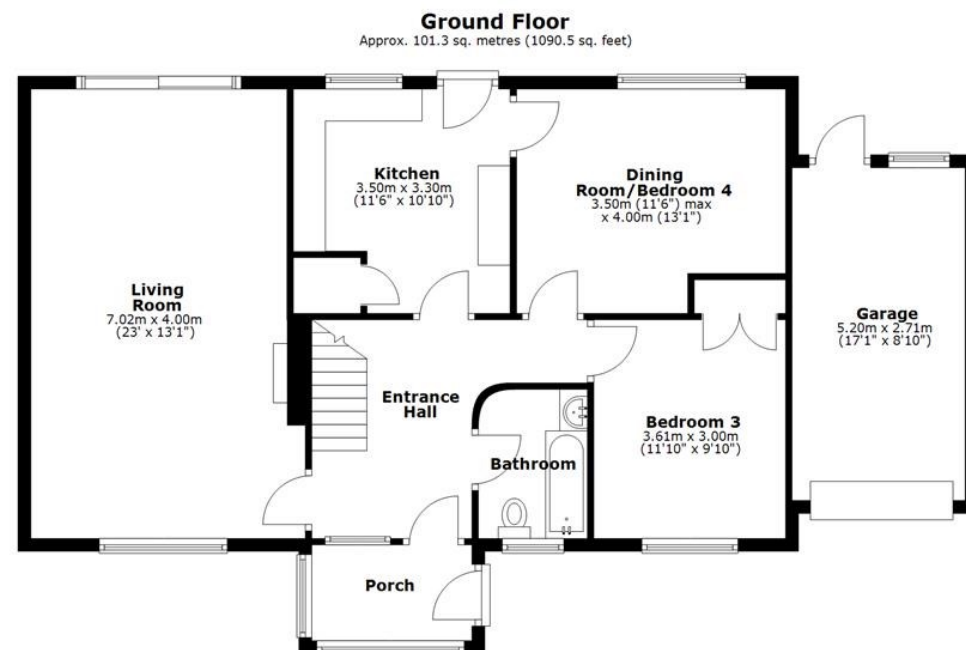
£385,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position within a very popular village, this well-proportioned detached house offers spacious and versatile accommodation, while offering potential for modernisation, and benefitting from a landscaped rear garden, single garage and plenty of private parking.

KEY FEATURES

- Entrance porch opening to an inner hallway with staircase to landing
- Large living room with feature fireplace, window to front and glazed doors onto the garden
- Fitted kitchen with a range of units, space for appliances and door to rear
- Good sized dining room, which could also be used as a 4th double bedroom
- A further ground floor double bedroom with built in wardrobes and separate family bathroom
- On the first floor are two additional double bedrooms with built in storage, a shower room, and useful eaves storage off the landing
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, partially laid to lawn, with paved terraces, planted borders, feature pond and gated access to side
- To the front of the property is a tiered paved terrace leading down to a parking area for at least three cars. There is also a driveway to the side providing additional parking and access to the single garage
- A very quiet and convenient location, a short walk from Pontesbury's excellent amenities and schools, as well as being just 15 minutes from Shrewsbury town centre
- Sold with no upward chain



Total area: approx. 157.7 sq. metres (1697.6 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 PlanItUp.











3 Brook Road, Pontesbury SY5 0QZ

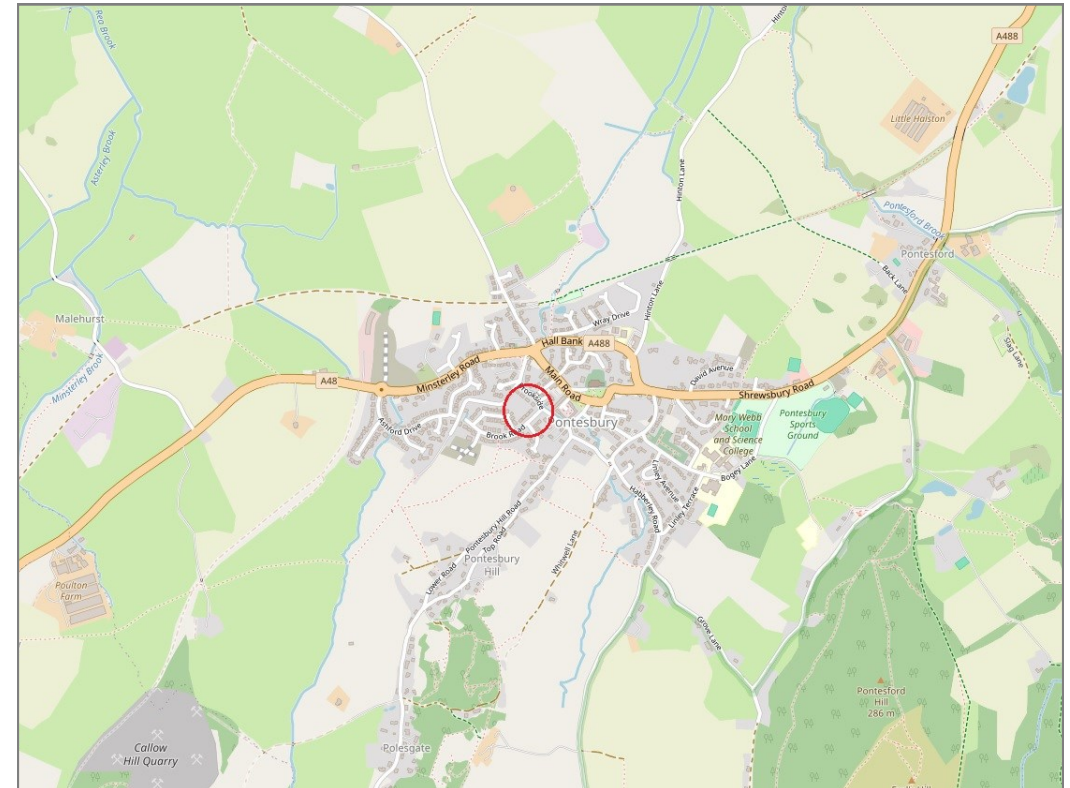
£385,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band D |
| EPC Band | TBC |
| Services | All mains services are connected |

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

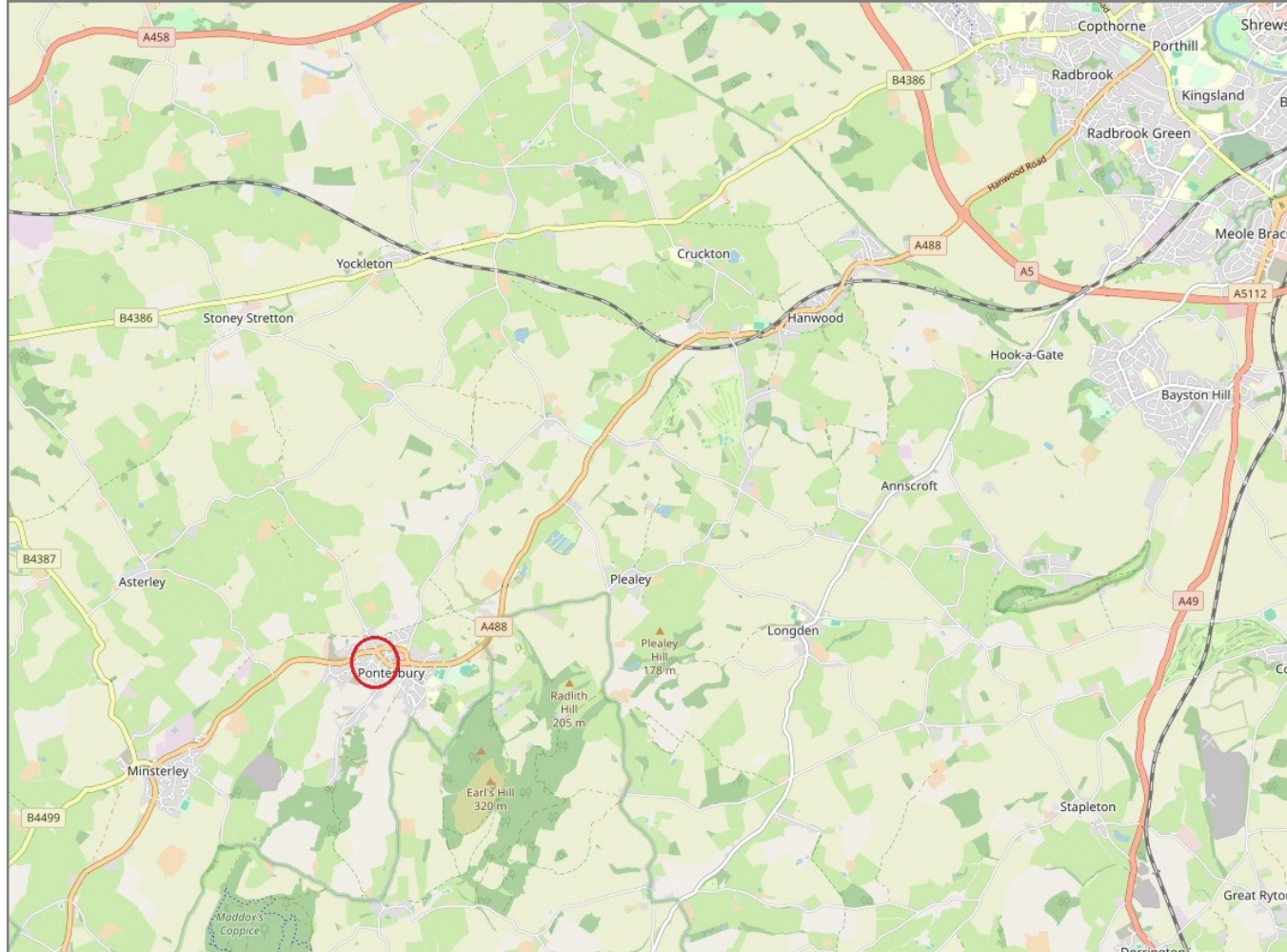
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

3 Brook Road, Pontesbury SY5 0QZ

Coopergreenpooks.co.uk

£385,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.