



**3 Brook Road, Pontesbury SY5 0QZ**

3 bedroom detached house — £375,000 Freehold



## 3 Brook Road, Pontesbury SY5 0QZ

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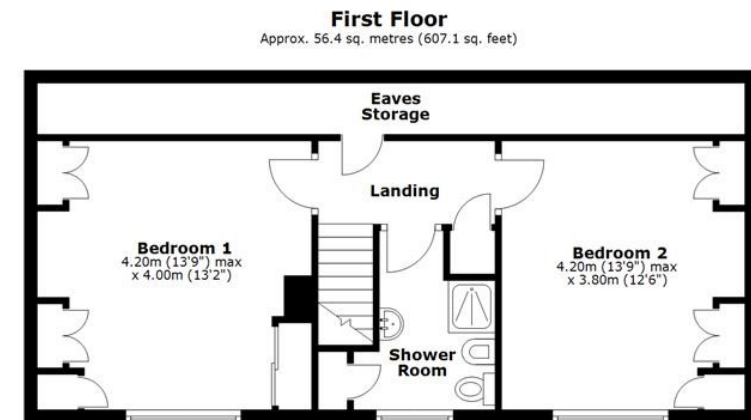
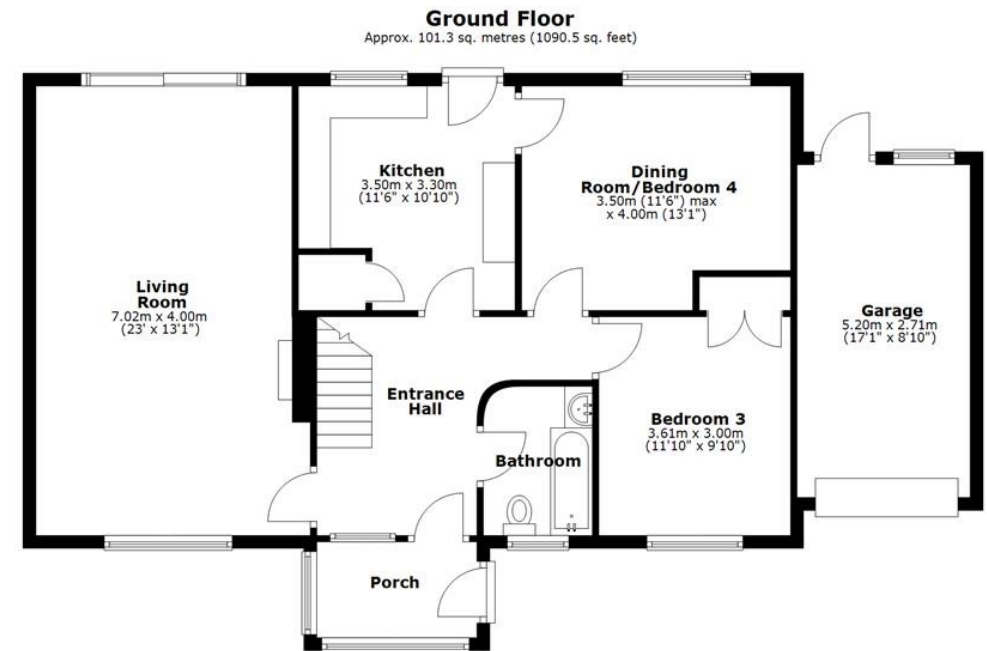
£375,000 Freehold—4 bedroom detached house

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 PlanUp.























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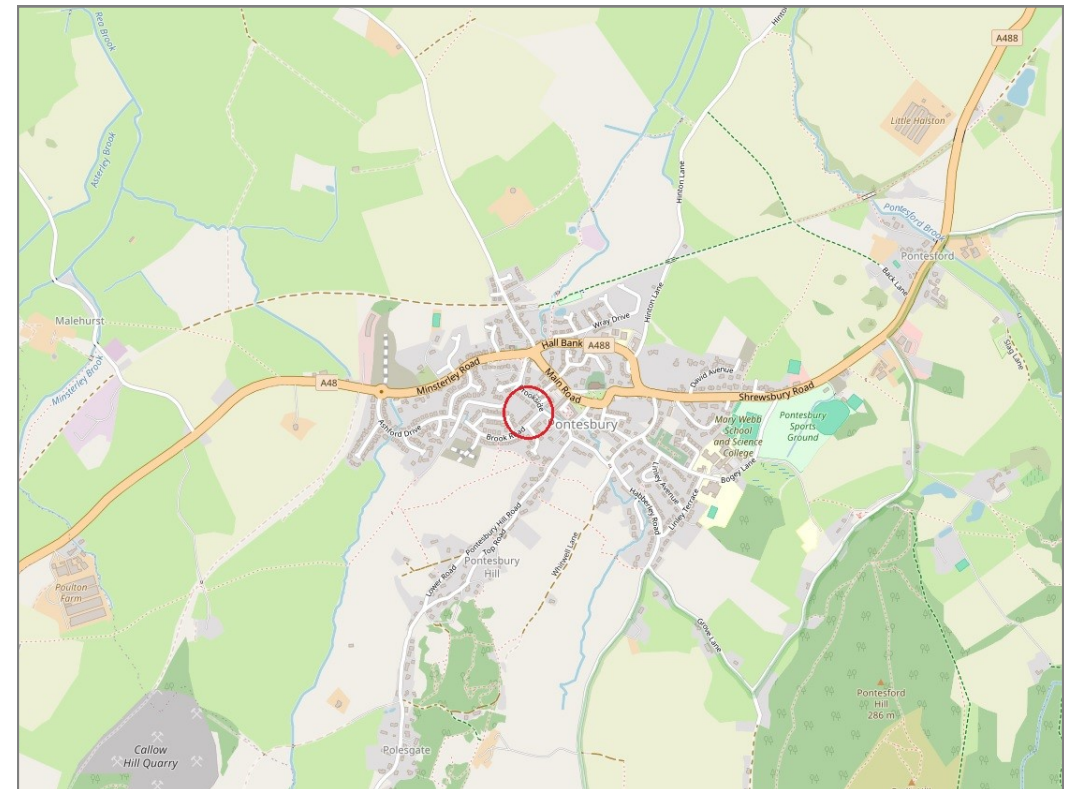
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**BOUNDARIES NOT CONFIRMED**



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

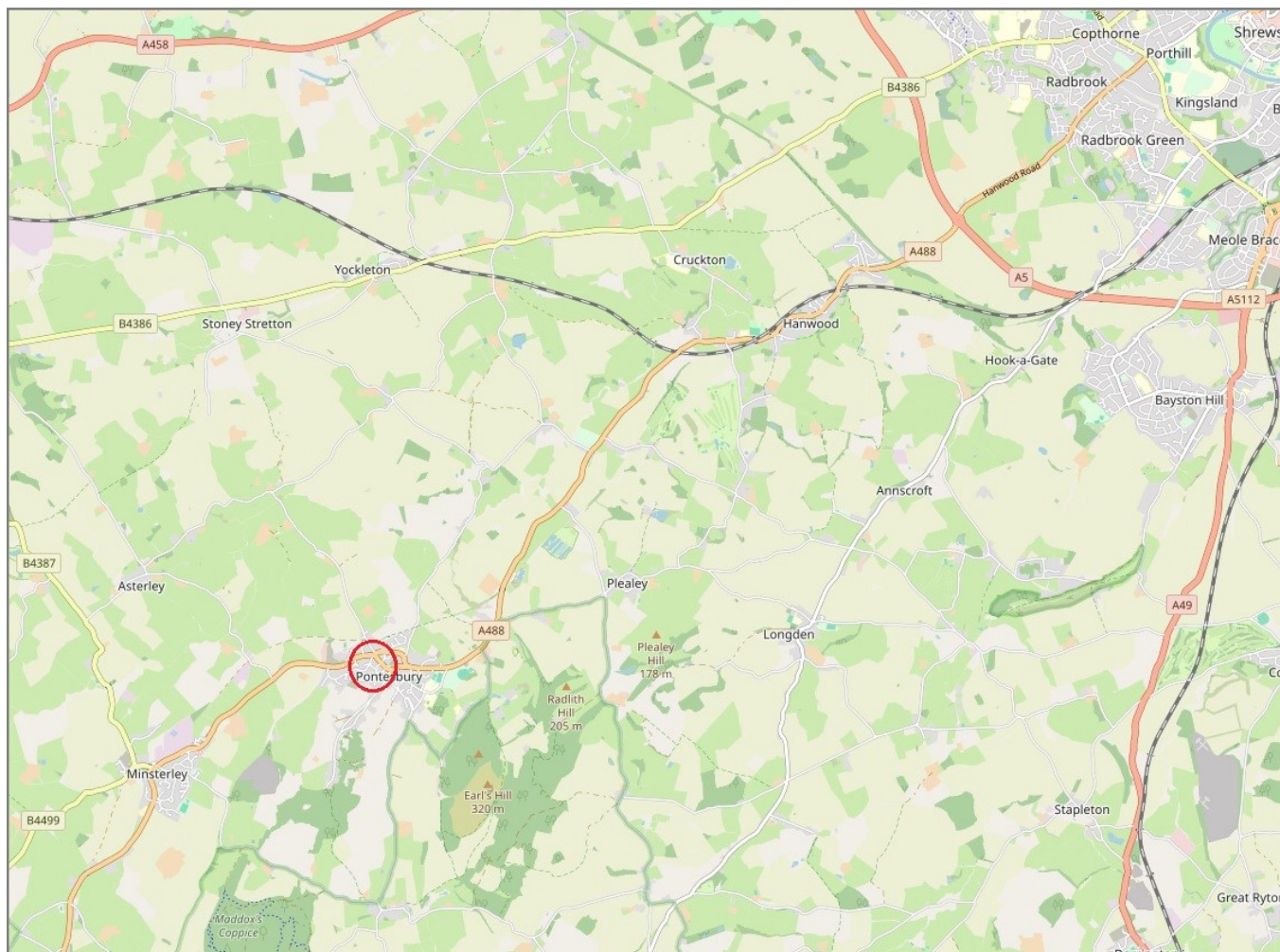


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