



Mountain Ash, Old School Lane, Wattlesborough, SY5 9EA

3 bedroom detached house — £350,000 Freehold

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Coopergreenpooks.co.uk

£350,000 Freehold—3 bedroom detached house

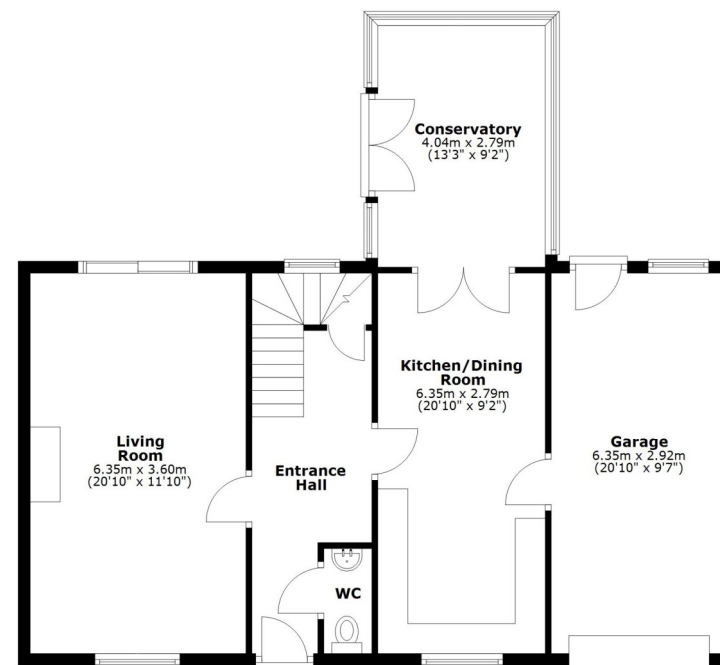
sales@cgpooks.co.uk

This thoughtfully designed and improved detached family house offers well-proportioned and practical accommodation throughout, while benefitting from a landscaped private rear garden, driveway parking and garage. Planning permission has also been granted for a loft conversion to create a large double bedroom with dressing area and en-suite.

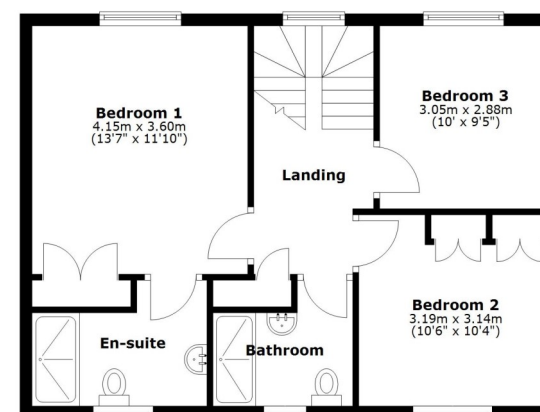
KEY FEATURES

- Good sized entrance hall with cloakroom, under stairs storage and turning staircase to spacious landing
- Living room with feature fireplace and glazed double doors onto the rear garden
- Lovely open plan kitchen/dining room, complete with integrated appliances and granite work surfaces
- Extended conservatory which also has glazed doors onto the garden
- Master bedroom with built in wardrobes and en-suite shower room
- Two further double bedrooms and a separate family shower room
- uPVC double glazed windows and oil fired central heating
- Private rear garden, laid to lawn large paved sun terrace and planted borders, as well as further lawned gardens to front
- Driveway providing parking and access to the garage which has an electric door, power and lighting
- Planning permission has been granted for the loft to be converted into a large master bedroom with dressing are and en-suite
- Located within an attractive village setting, a short distance from the local shop and nursery, as well as being roughly 10 miles from both Shrewsbury & Welshpool

Ground Floor
Approx. 85.2 sq. metres (916.9 sq. feet)



First Floor
Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 139.7 sq. metres (1503.5 sq. feet)







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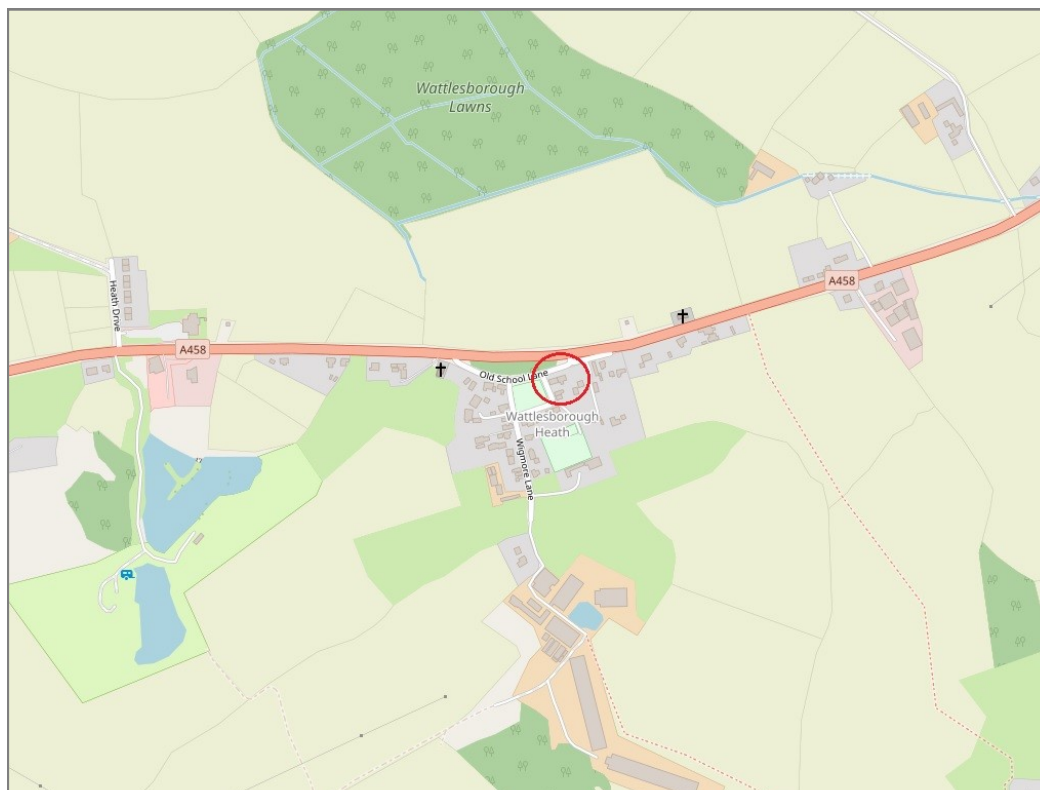
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	Mains water, electricity and drainage are connected with oil fired central heating

 **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.

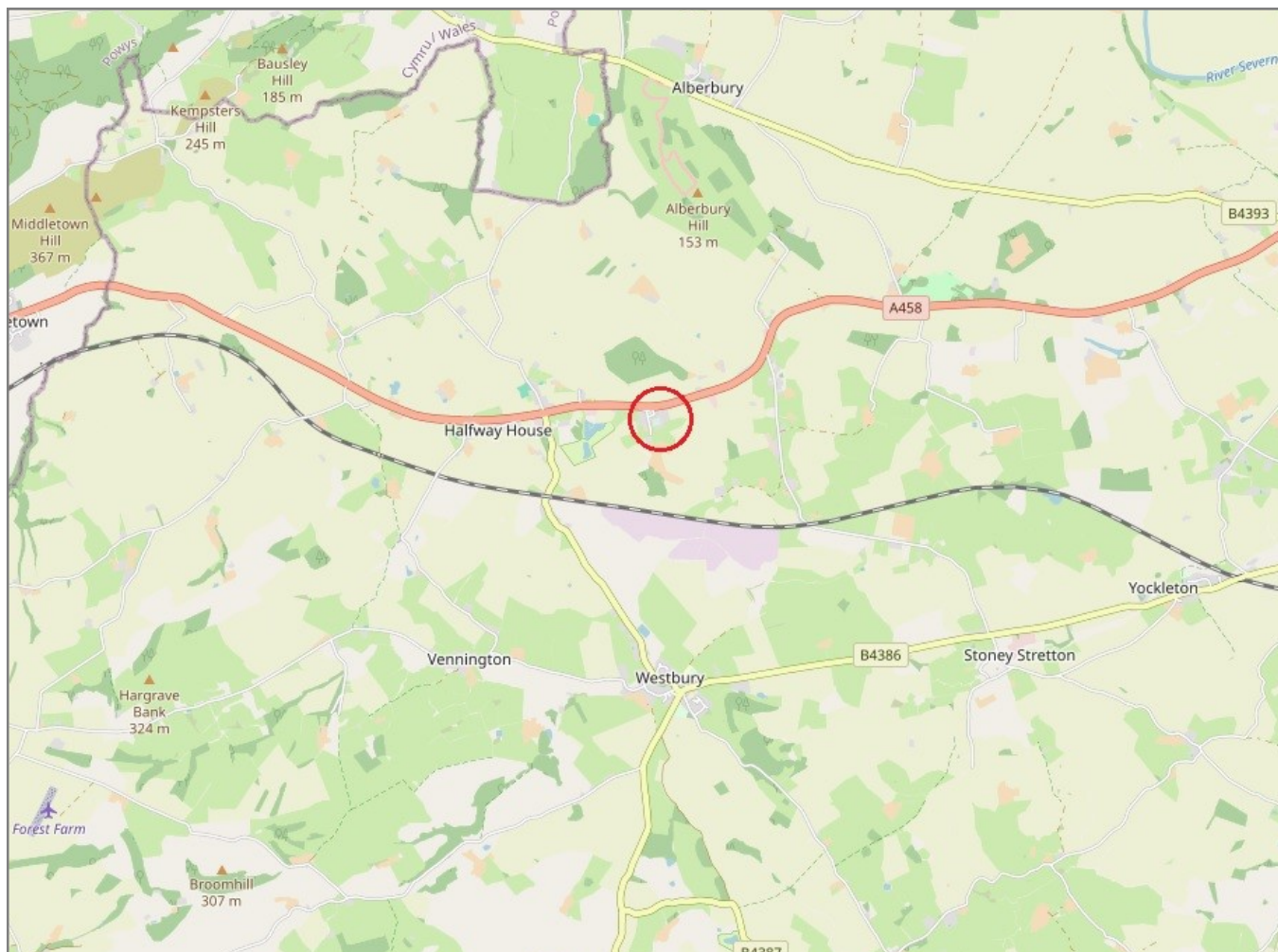
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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