



**11 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW**

2 bedroom semi-detached house—£200,000 Leasehold (share of the freehold)



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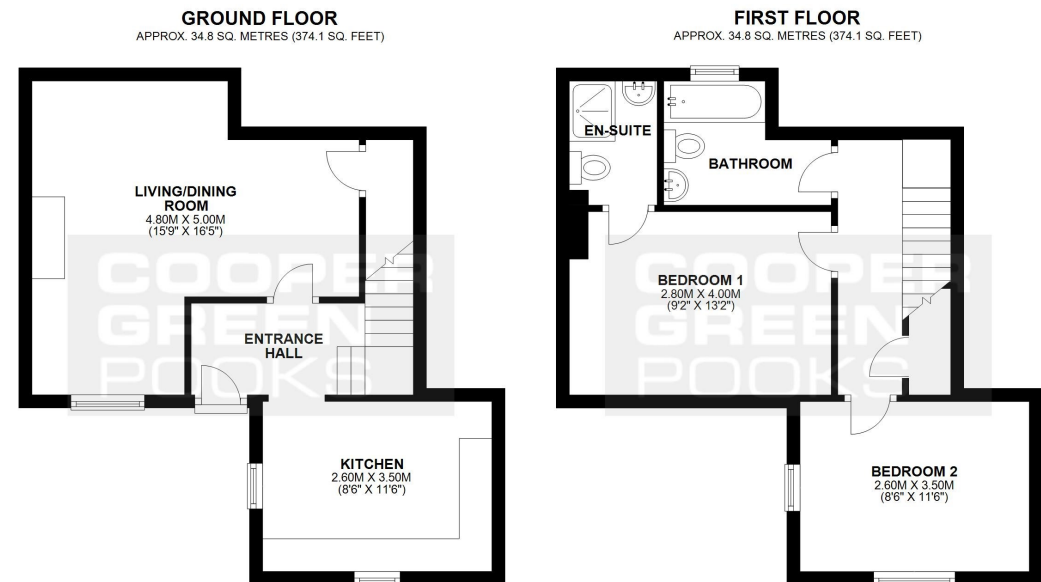
Coopergreenpooks.co.uk

£200,000 Leasehold (share of the freehold)—2 bedroom semi-detached house  
sales@cgpooks.co.uk

Occupying a lovely position within the idyllic grounds of Shotton Hall, this two bedroom cottage offers spacious and practical accommodation, while benefitting from plenty of parking and access to 4 acres of beautiful communal gardens which are owned by the residents.

## KEY FEATURES

- Good sized entrance hall with turning staircase to landing
- Fitted kitchen with integrated oven/hob and space for appliances
- Open plan living/dining room with feature fireplace, useful storage and views to front
- Master bedroom and en-suite shower room
- A further double bedroom with windows to two elevations, and a separate family bathroom
- Double glazed windows and gas fired central heating
- Plenty of parking for residents use
- The stunning gardens total approx. 4 acres and are owned by the residents, with 1/23<sup>rd</sup> being owned by number 11. The gardens include areas of lawn and woodland, which adjoin open countryside
- A lovely quiet location, while being a short distance from the village of Harmer Hill, and just a 10 minute drive from Shrewsbury
- Lease information—995 years left, service charge of £688 pa and no ground rent. The property is being sold with a share of the freehold



TOTAL AREA: APPROX. 69.5 SQ. METRES (748.3 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.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666





















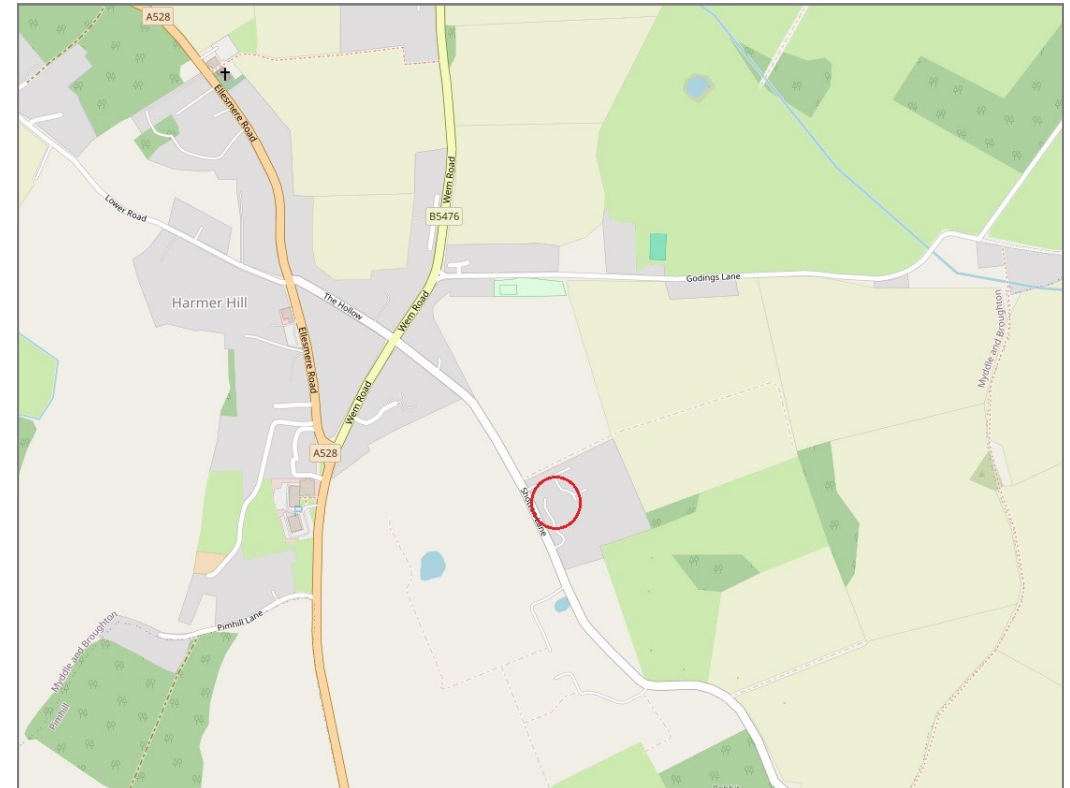
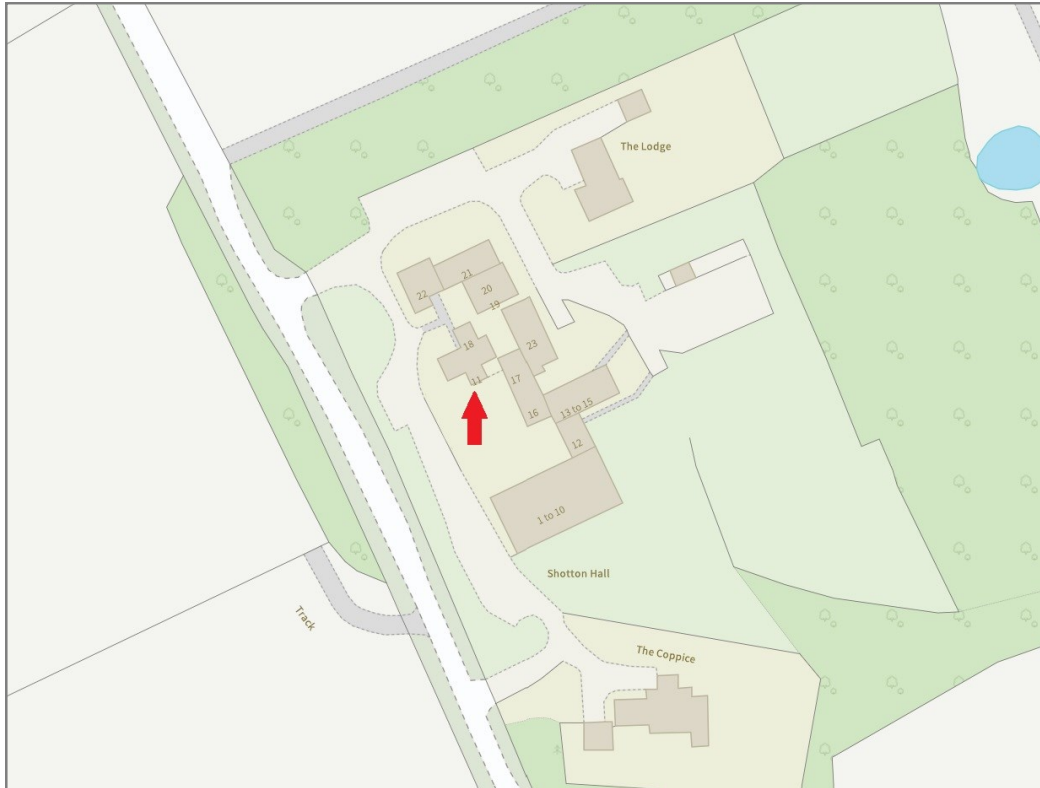




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Tenure  
Local Authority  
Council Tax  
EPC  
Services

**Leasehold (share of the freehold)**  
**Shropshire Council**  
**Band B**  
**Band E**  
**All mains services are connected**

**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.

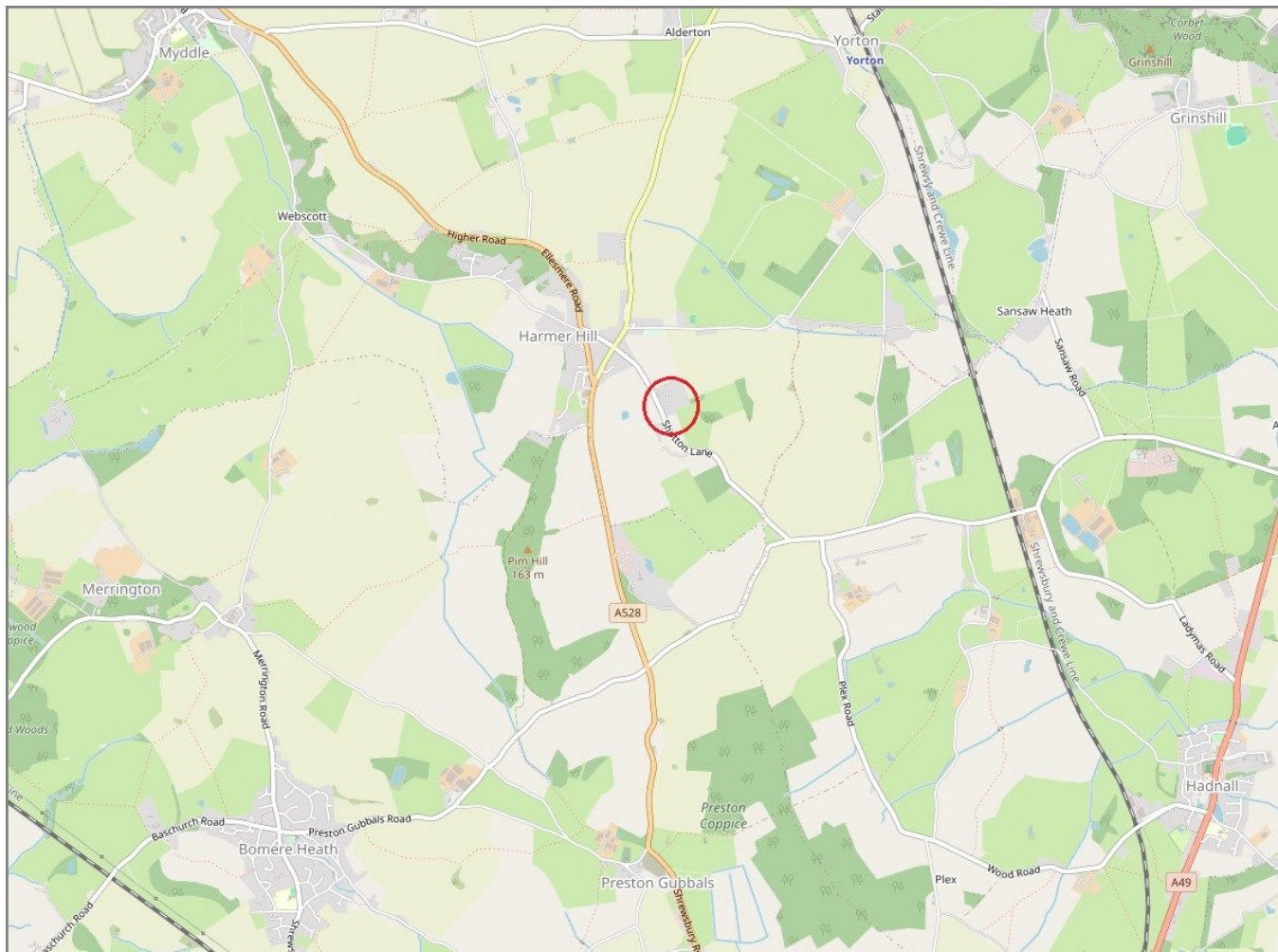


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