



5 Beech Grove, Shawbury, Shrewsbury SY4 4LB

4 bedroom detached house—£730,000 Freehold

5 Beech Grove, Shawbury, Shrewsbury SY4 4LB

Coopergreenpooks.co.uk

£730,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Set within a fantastic plot, extending to just over an acre, this substantial detached bungalow has been extended and significantly improved to provide exceptionally well-proportioned accommodation throughout. The property comes with a beautiful private garden to the rear (just under an acre), driveway parking, detached store/workshop space and an integral double garage.

KEY FEATURES

- Covered entrance opening to an impressive inner hallway
- Living room with feature fireplace, window to front and double doors to the separate dining room which overlooks the rear garden
- Good sized kitchen/breakfast room, complete with a range of well-fitted units, granite work surfaces and island unit/breakfast bar
- Very practical utility which provides access to a useful store, cloakroom, integral double garage and garden
- Versatile additional reception room, currently used as a sitting room, opening through to the large conservatory which has a lovely outlook over the garden
- Four bedrooms, all having built in storage, a luxury family bathroom with separate shower, and an en-suite to the master bedroom
- Stunning landscaped rear garden, paved and gravelled for easy maintenance, adjoining the open field which is neatly kept and has a selection of trees and shrubs
- To the side of the property are three outbuildings comprising a workshop with power and lighting, as well as two additional useful stores
- uPVC double glazed windows, gas fired central heating and solar panels on the south facing rooftop which feed into a Tesla battery for storage
- Driveway parking for plenty of cars and access to the integral double garage with electric door. There is also a section of lawn and raised beds to the front of the property.
- Quietly situated within a lovely cul-de-sac, just a few minutes' walk from the centre of the village where there is a fantastic selection of amenities, including supermarket, GP surgery, butchers, takeaways and primary school. The popular Fox and Hounds gastro pub is also just around the corner

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

sales@cgpooks.co.uk

01743 276666



5 Beech Grove, Shawbury, Shrewsbury SY4 4LB

Coopergreenpooks.co.uk

£730,000 Freehold—4 bedroom detached house



Total area: approx. 310.2 sq. metres (3339.0 sq. feet)













5 Beech Grove, Shawbury, Shrewsbury SY4 4LB

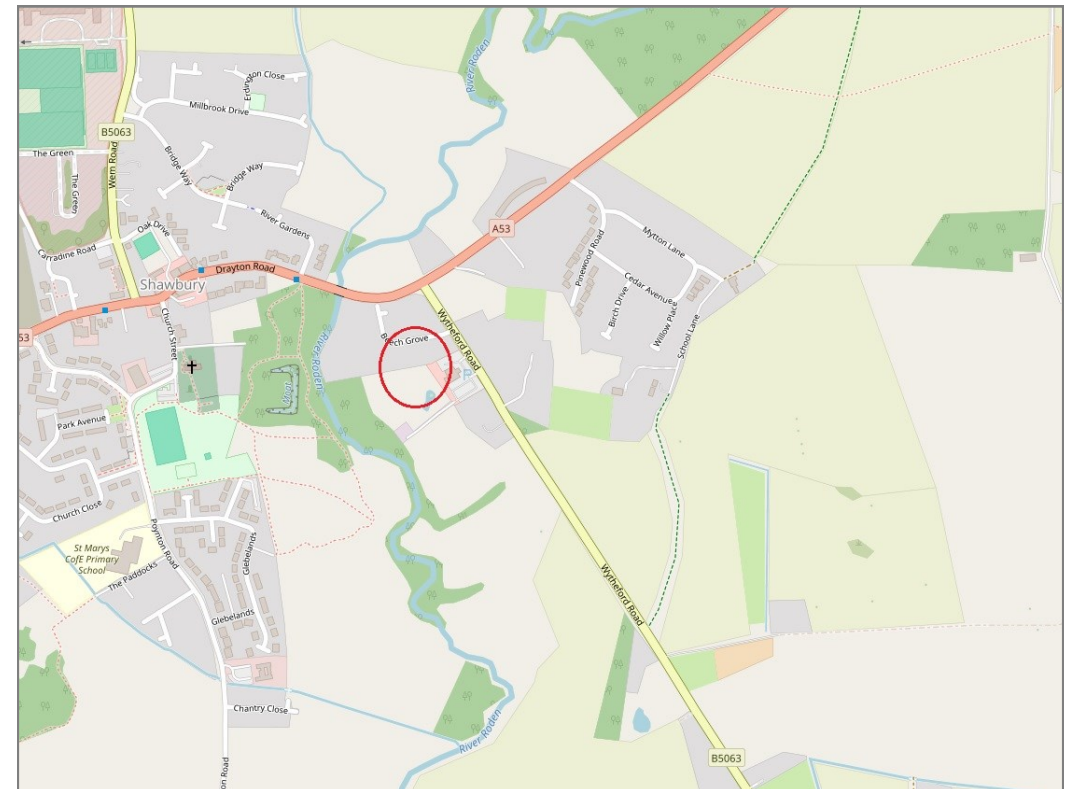
£730,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band C
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.

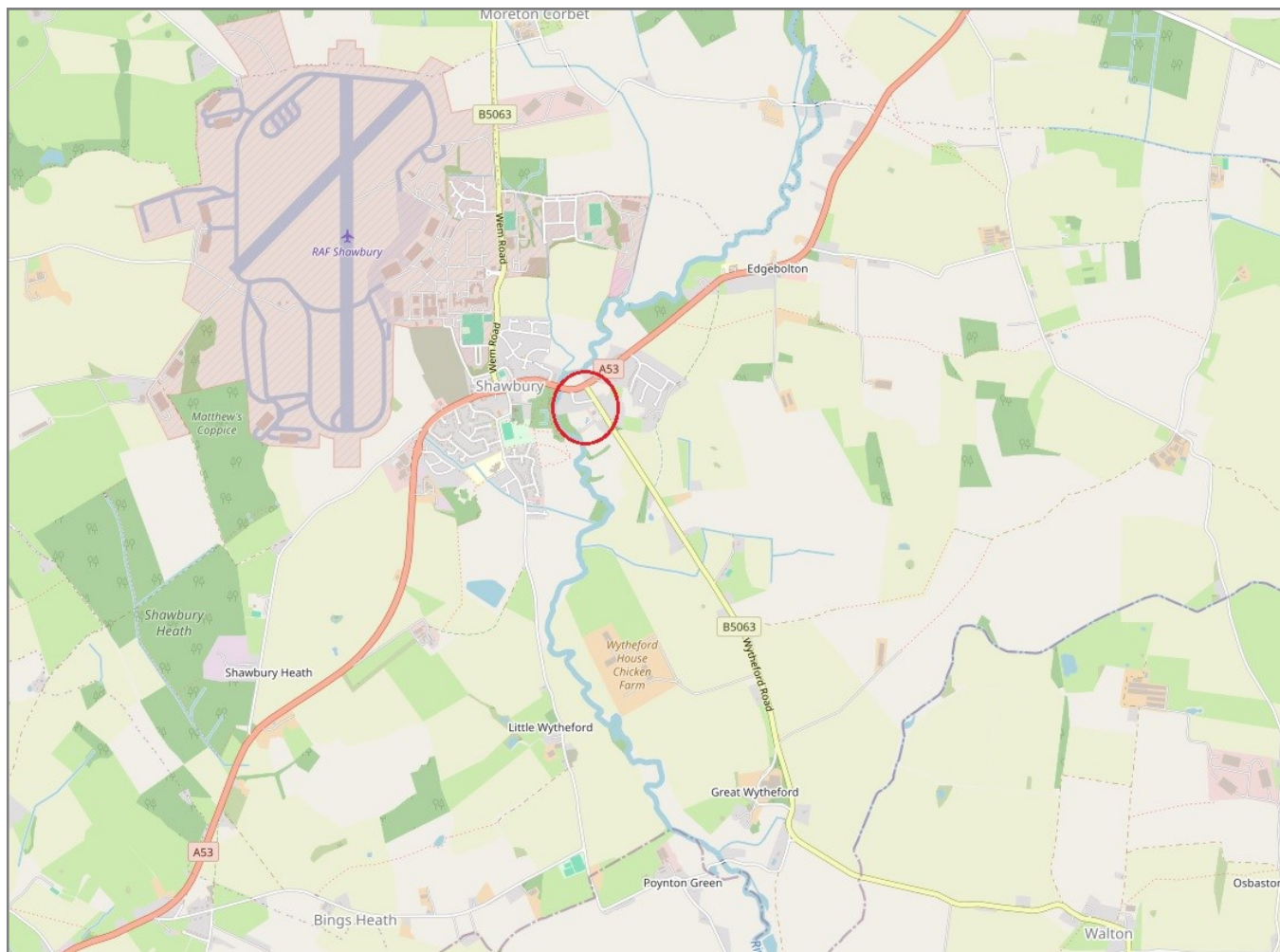
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

5 Beech Grove, Shawbury, Shrewsbury SY4 4LB

Coopergreenpooks.co.uk

£730,000 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.