

## Maybrook House, Annscroft, Shrewsbury SY5 8AN

5 bedroom detached house — £695,000 Freehold



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Coopergreenpooks.co.uk

£695,000 Freehold—5 bedroom detached house

sales@cgpooks.co.uk

**Occupying a beautiful setting adjoining the Maybrook and open countryside, this substantial detached family house has been extended and improved to provide very well-maintained and spacious accommodation throughout, enclosed by attractively landscaped private gardens and benefitting from an extensive driveway with dual entrances, and attached double garage.**

## KEY FEATURES

- Entrance vestibule opening to a good-sized inner hallway with cloakroom and staircase to a spacious landing
- Large living room with windows to two elevations and a feature fireplace with Clearview wood burning stove
- Separate dining room with glazed patio doors onto the garden, as well as glazed double doors to the conservatory
- Open plan kitchen/breakfast room, complete with a range of well-fitted units, integrated appliances, and range-style cooker
- Very practical utility, also having fitted units, with access to an additional WC, garden and store which opens into the double garage
- There is also a versatile study on the ground floor, which could also be used as a further reception room or bedroom if required
- Impressive master bedroom with built-in wardrobes and recently re-fitted en-suite shower room
- Four further bedrooms, two also having built in wardrobes, and a family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped gardens extending to the rear, side and front, comprising areas of lawn, established shrubs and trees, planted borders and paved terraces. The garden adjoins the lovely Maybrook, with woodland and open countryside beyond, creating a very tranquil environment and pleasant outlook
- To the front of the property is an extensive gravelled driveway with two entrances, allowing for plenty of parking and space for turning
- Attached double garage with power, lighting, additional loft storage and access to the garden and rear hall
- A quiet and convenient location, just a 5-minute drive from Shrewsbury and both Meole and Priory secondary schools, as well as the Mary Webb school in Pontesbury and also Longden primary

Cooper Green Pooks  
3 Barker Street  
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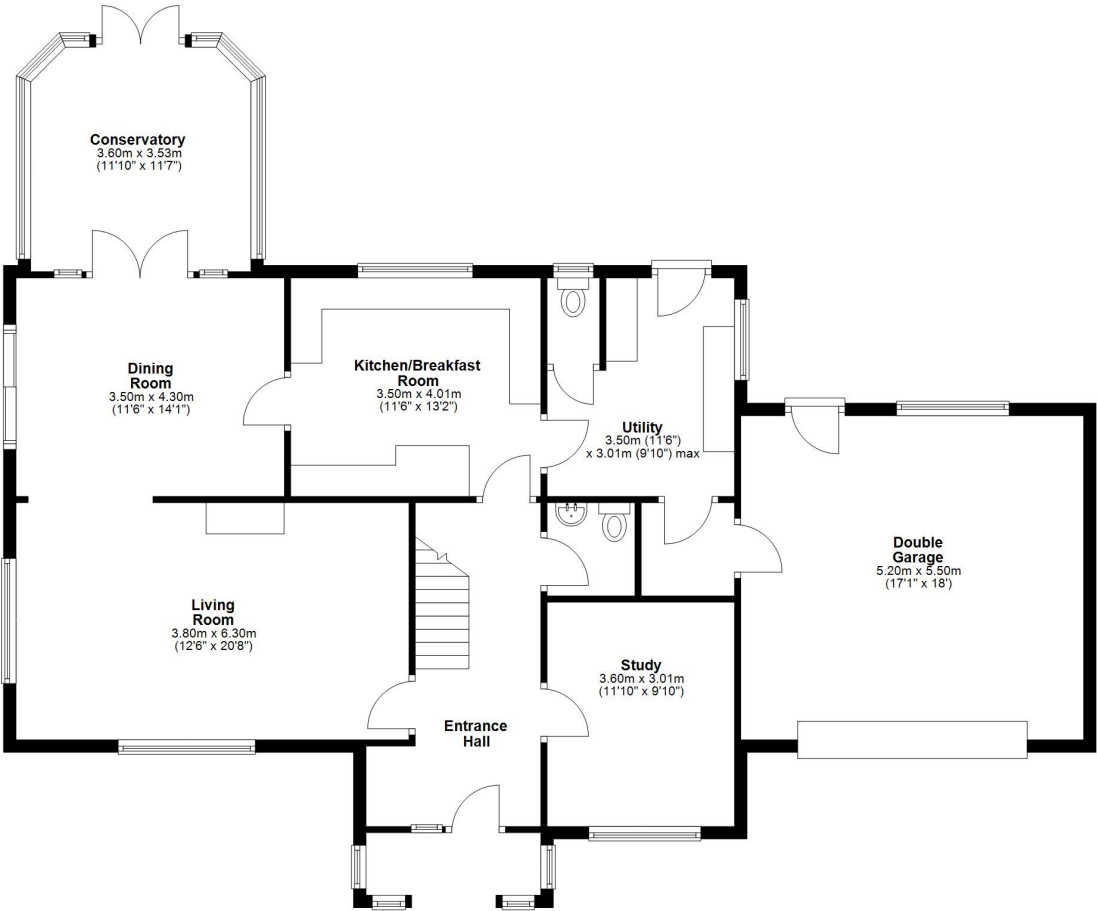
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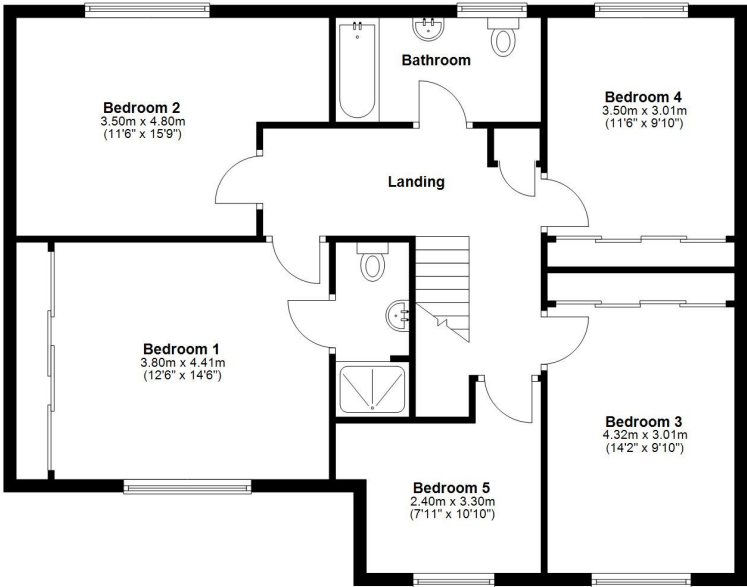
### Ground Floor

Approx. 138.4 sq. metres (1489.6 sq. feet)



### First Floor

Approx. 94.6 sq. metres (1018.4 sq. feet)



Total area: approx. 233.0 sq. metres (2508.0 sq. feet)





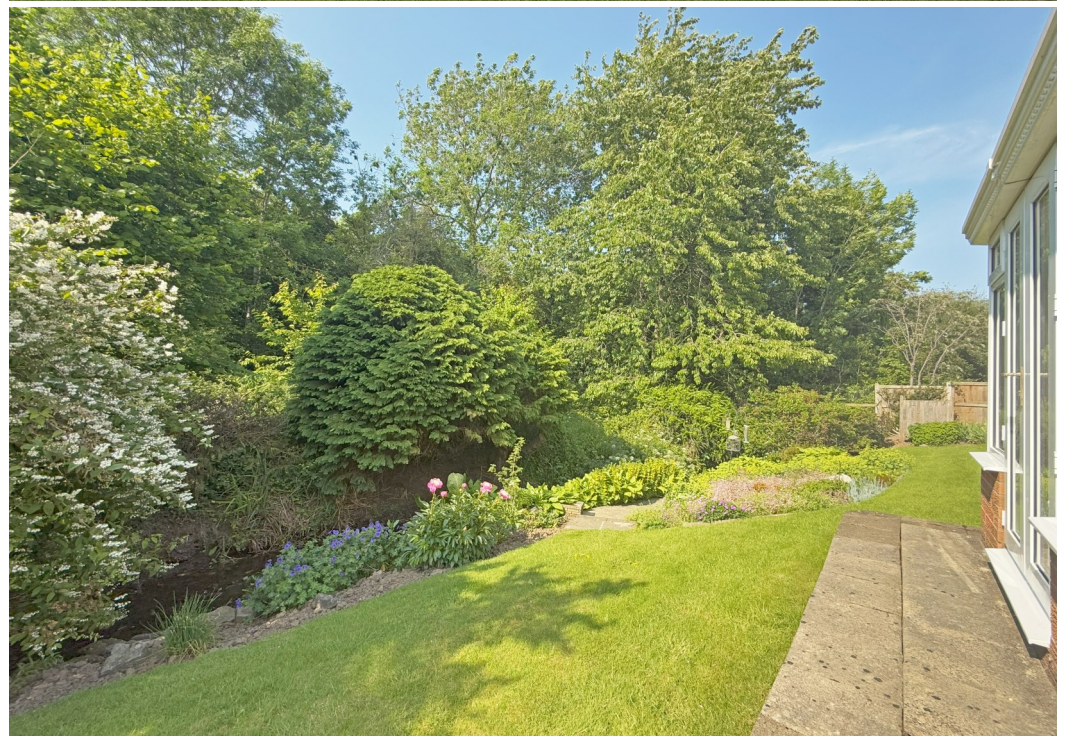






















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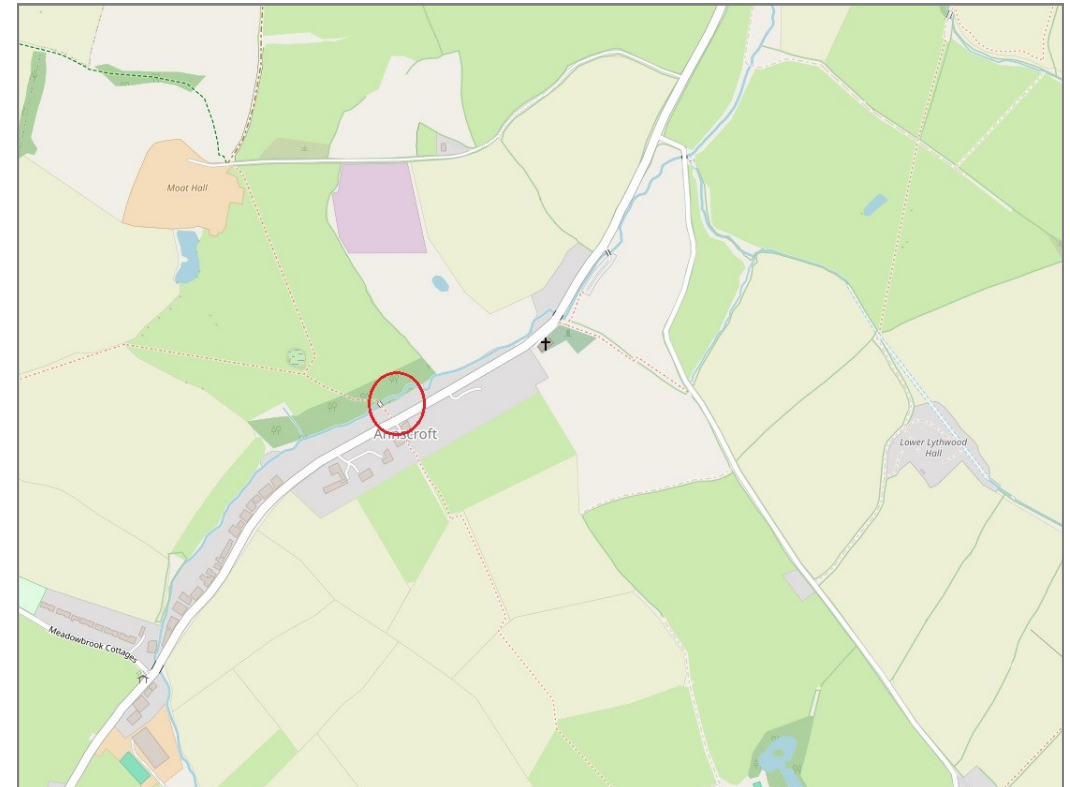
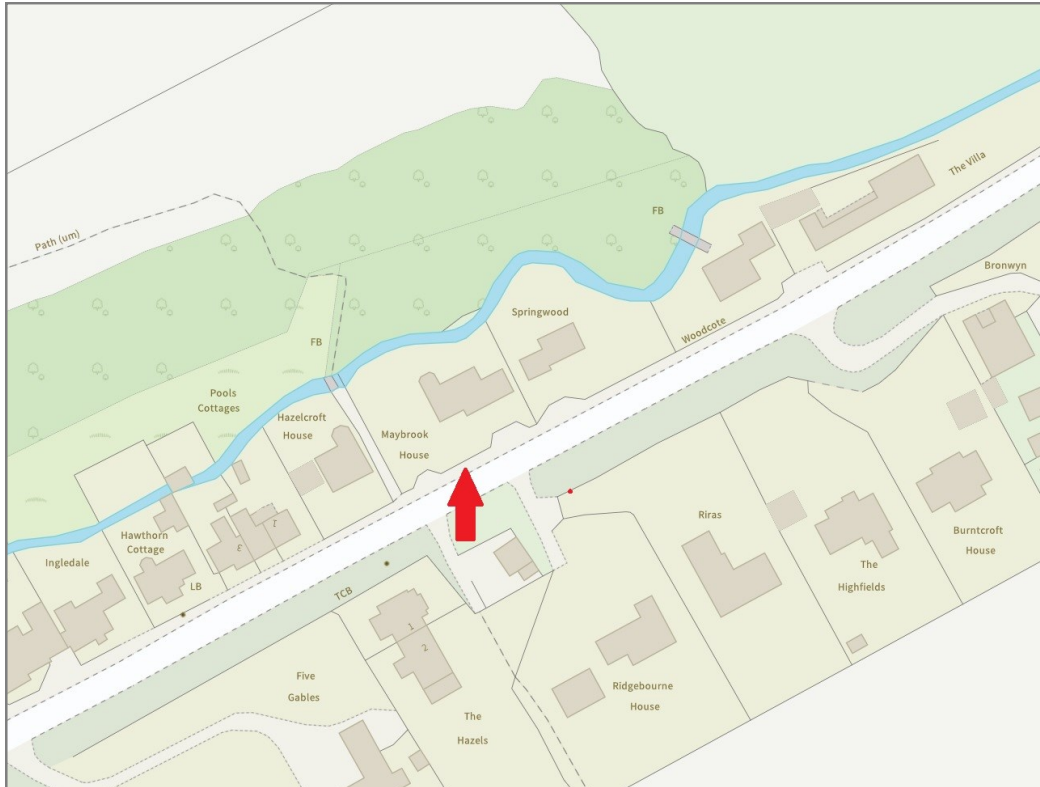
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band F</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**



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.

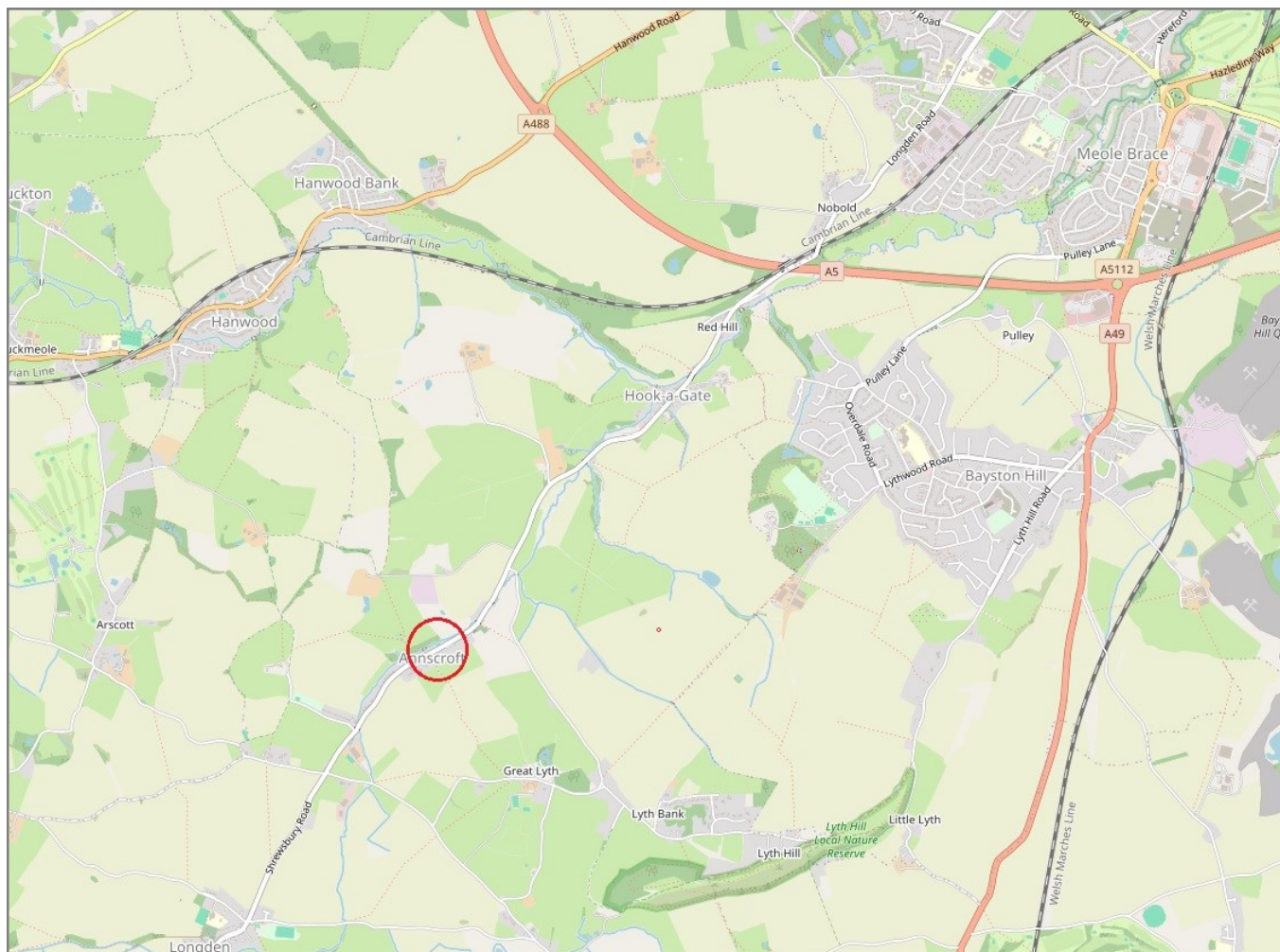


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