



## **Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG**

4 bedroom detached bungalow — £450,000 Freehold



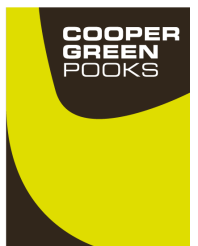
£450,000 Freehold—4 bedroom detached bungalow

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**Occupying a good-sized plot within a lovely setting adjoining open fields, this substantial detached dormer bungalow offers well-proportioned and versatile accommodation throughout, with potential for further extension or modernisation, while benefitting from private front and rear gardens, extensive driveway parking and a large detached garage.**

## KEY FEATURES

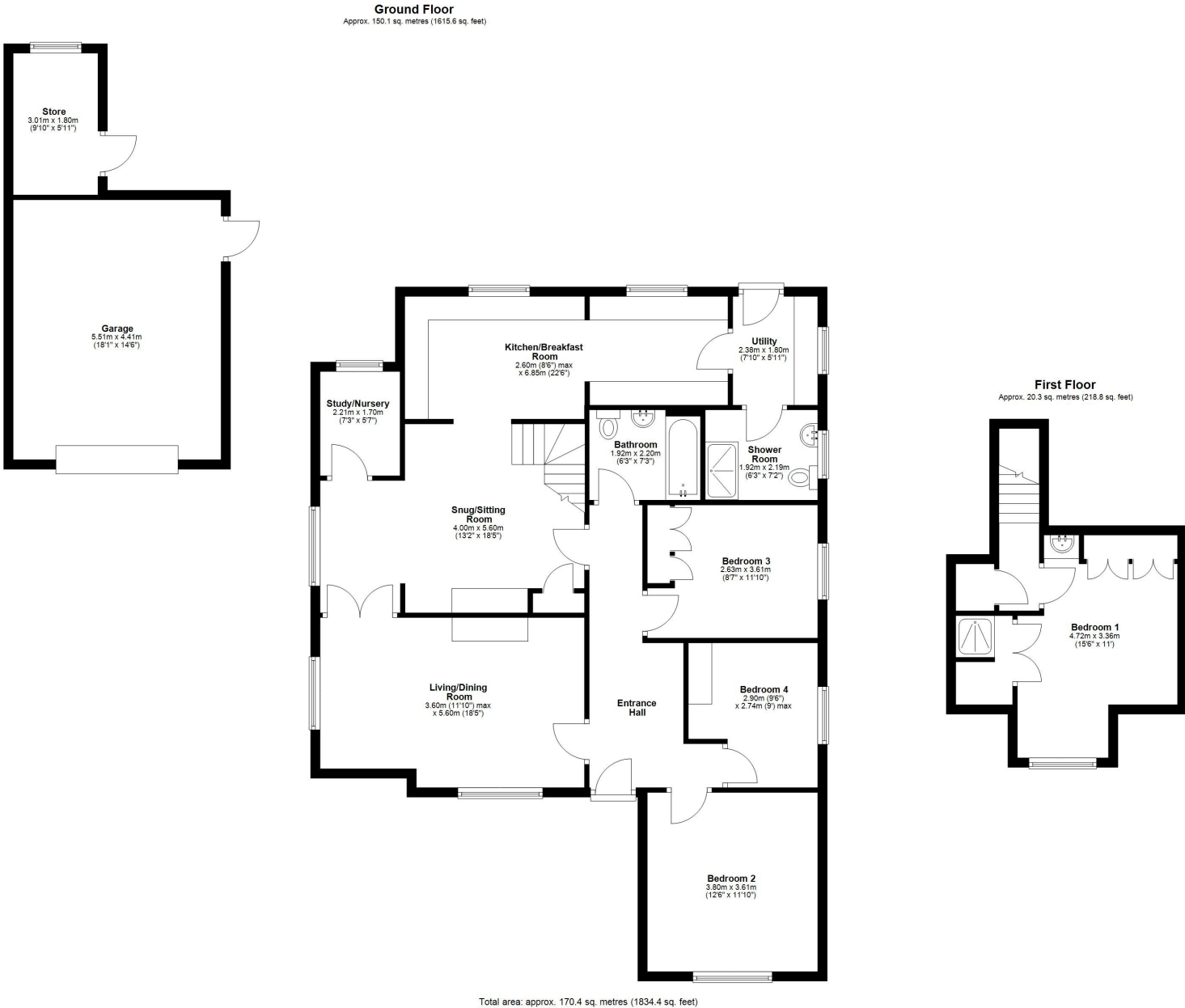
- Open plan living/dining room with a feature fireplace and windows to two elevations
- Sitting room/snug, also having a feature fireplace, with access to the versatile study/nursery and staircase to the first floor
- Kitchen/breakfast room, complete with a range of fitted units, space for appliances and breakfast bar
- The separate utility also has fitted units and provides access to both the rear garden and shower room
- Three generous bedrooms are located on the ground floor, as well as a family bathroom
- On the first floor is the master bedroom, which has built in wardrobes, shower and sink unit, and a pleasant outlook to the front
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace, established hedge and access to side
- To the front of the property is a further lawned garden and an extensive gated driveway providing parking for up to ten cars
- There is also a large detached garage (5.5m x 4.4m) with power and lighting, and an additional brick-built store
- Greenacres sits within a fantastic plot, lending itself to further extension or development and would suit anyone looking for vehicle/motorhome parking and storage, or to run a business from home
- A lovely location on the fringe of the village, just a few minutes' walk from the centre of Shawbury where there is a fantastic selection of amenities, including supermarket, GP surgery, takeaways, and primary school, as well as the popular Fox and Hounds gastro pub



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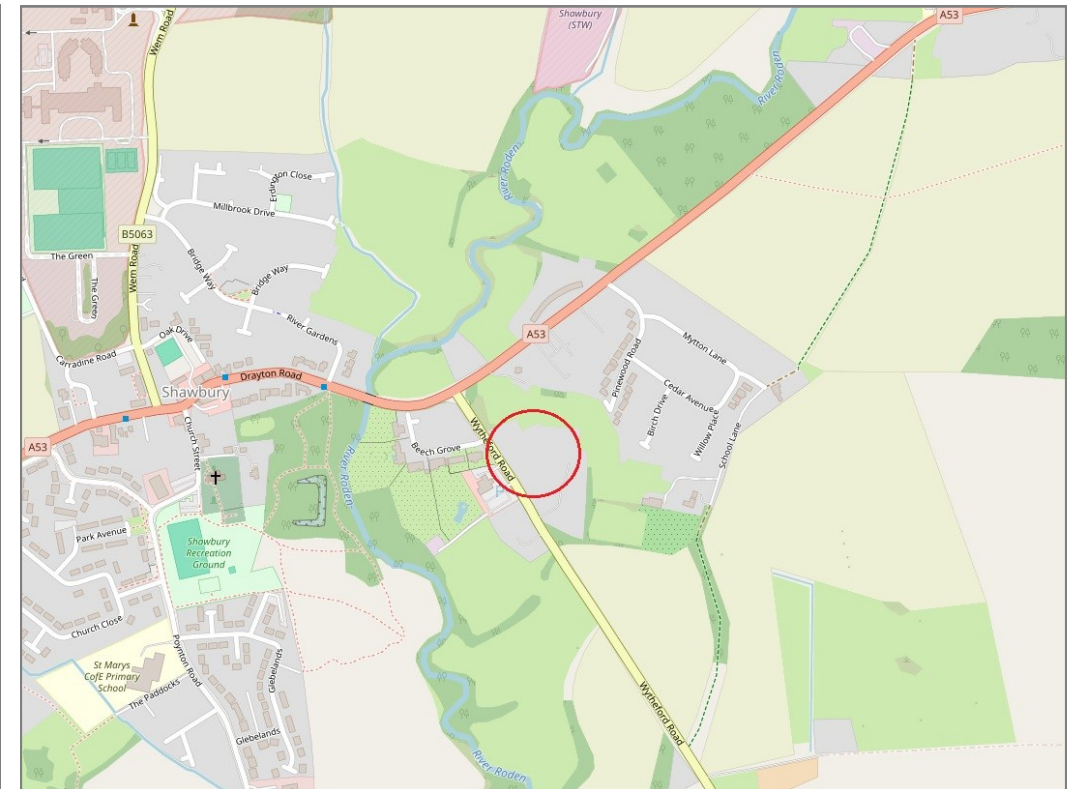
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold/</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band D</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.

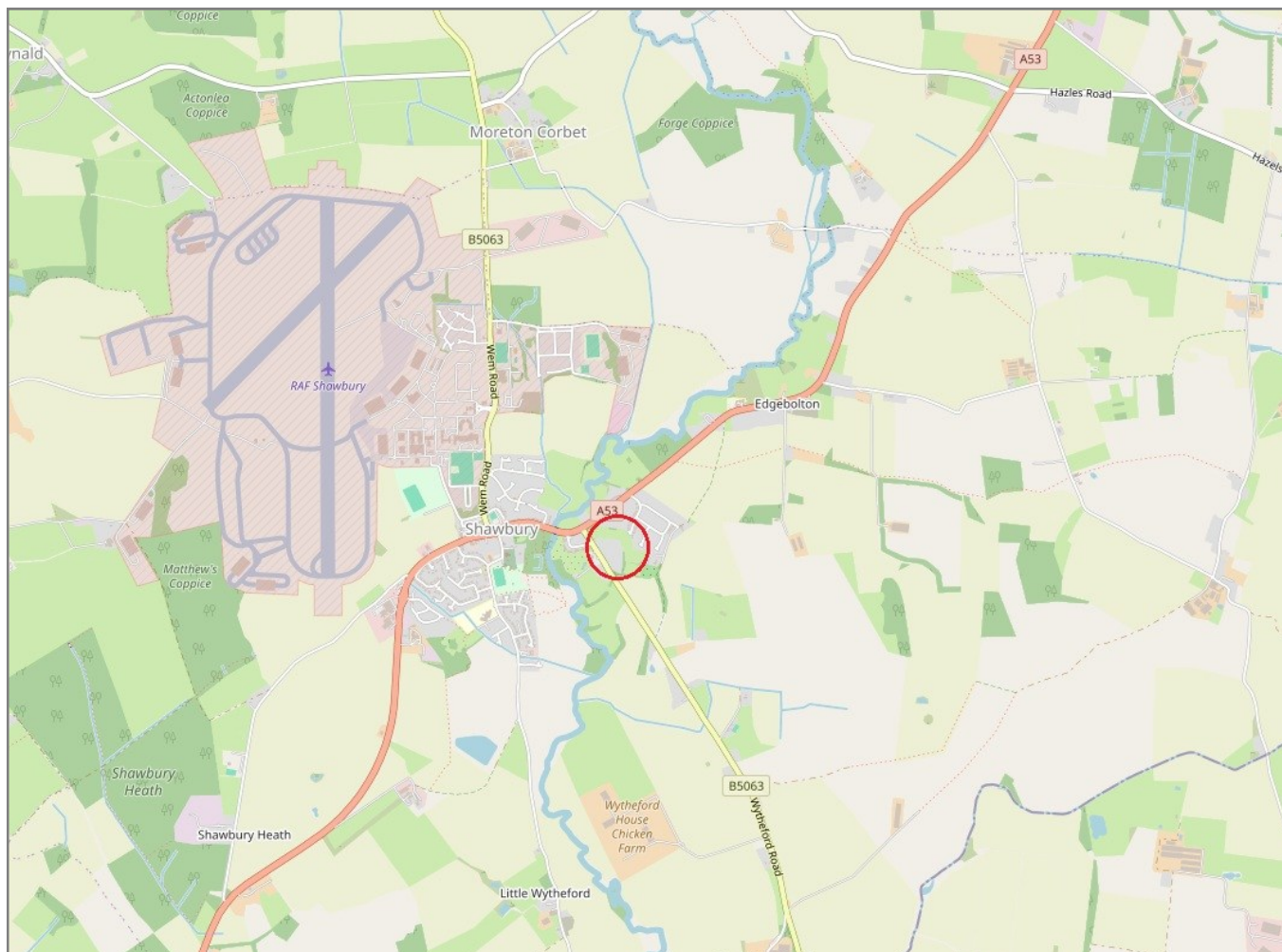


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