



**Plot 3, 94 Longden Road, Shrewsbury, SY3 7HS**

4 bedroom detached house — £950,000 Freehold



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Coopergreenpooks.co.uk

£950,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**This impressive and substantial detached home is in the process of being built within a lovely setting just off Red Barn Lane and adjoining the Kingsland Valley. The property will provide fantastic accommodation over 3 floors and be stylishly finished to a very high standard, along with a private driveway, large garage, and a landscaped garden which directly overlooks the adjoining meadow and woodland.**

### KEY FEATURES

- Thoughtfully designed in a traditional yet contemporary style, whilst offering well-proportioned and versatile accommodation.
- Due to be completed spring 2025 and for early reservations there would be the option for buyers to have some input in terms of interior design.
- On the ground floor there is an entrance hall with built in storage and cloakroom, study and a snug. Overlooking the rear garden there is a large kitchen/dining room which has glaze doors onto a balcony and a utility room that also provides side access.
- At lower ground floor level there will be a lovely garden room (accessed via the kitchen) with further glazed doors that will open onto the rear garden. There will also be an additional staircase from the entrance hall leading to the lower ground floor hall, from which you can access the cinema/family room and the 4th guest bedroom with en suite.
- The first floor provides 3 further double bedrooms, all of which have en suites. Additionally, the main bedroom has a dressing room as well.
- Very energy efficient with gas fired central heating and double-glazed windows.
- The beautiful Kingsland Valley is just a few minutes' walk from the property, as is the Priory secondary school and Shrewsbury school. The vibrant Coleham area is also within walking distance, along with its outstanding primary school and the town centre is just a few minutes further.
- On site viewings can be arranged with the developers who will be happy to answer any questions relating to the development.

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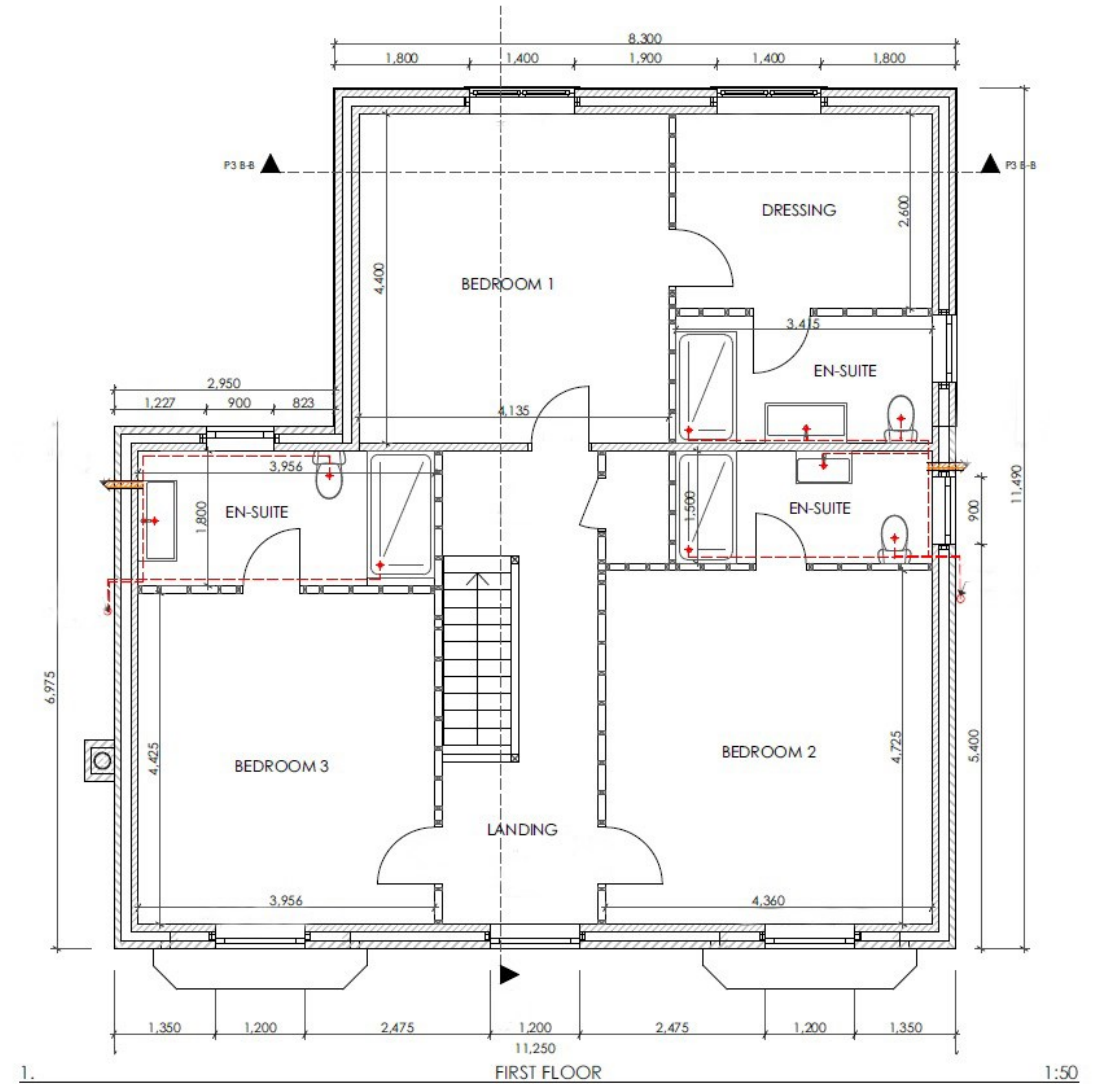
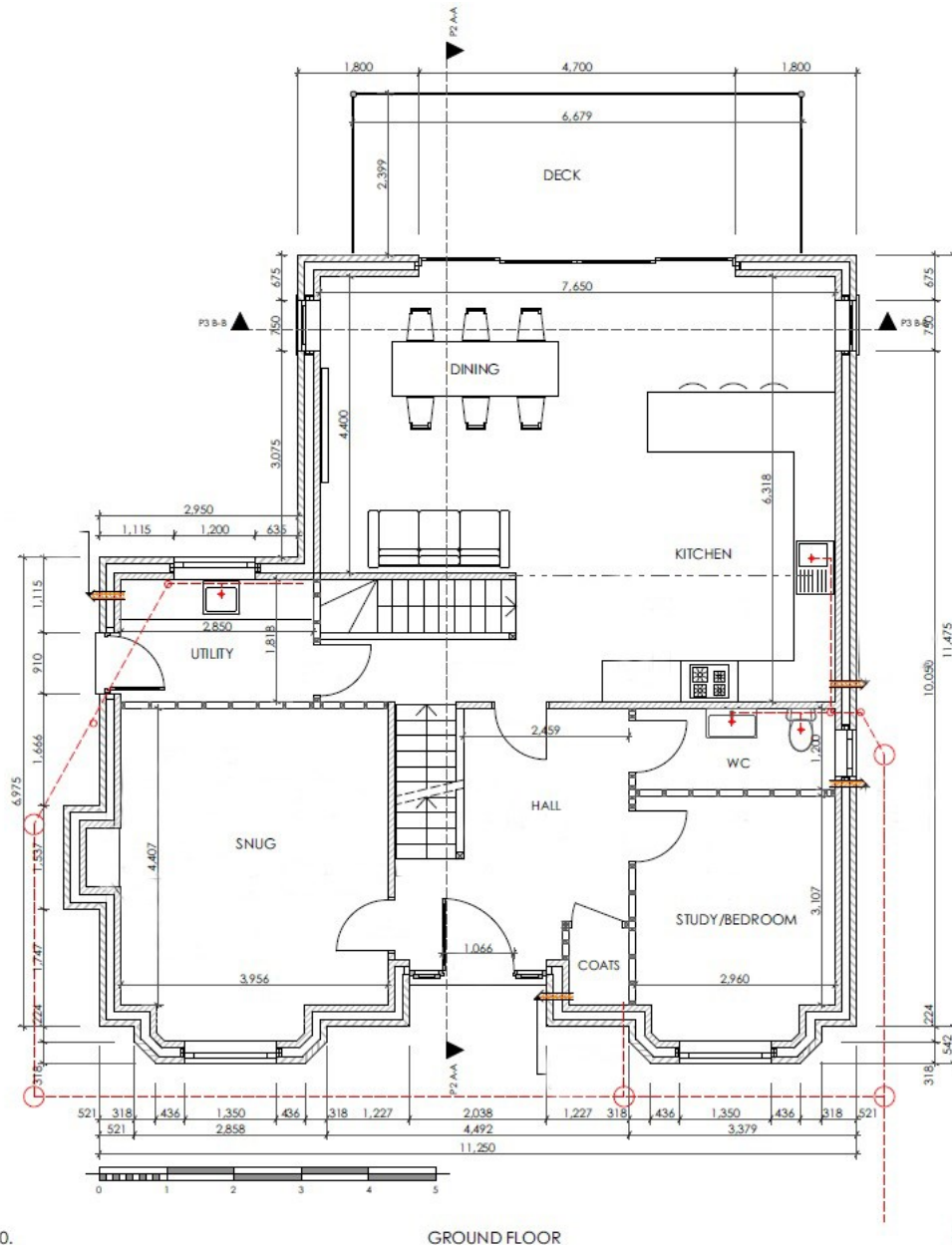


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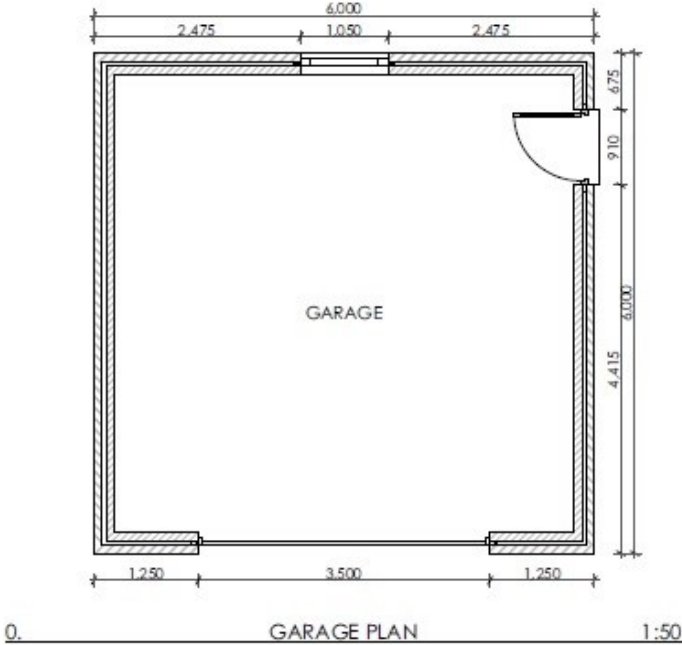
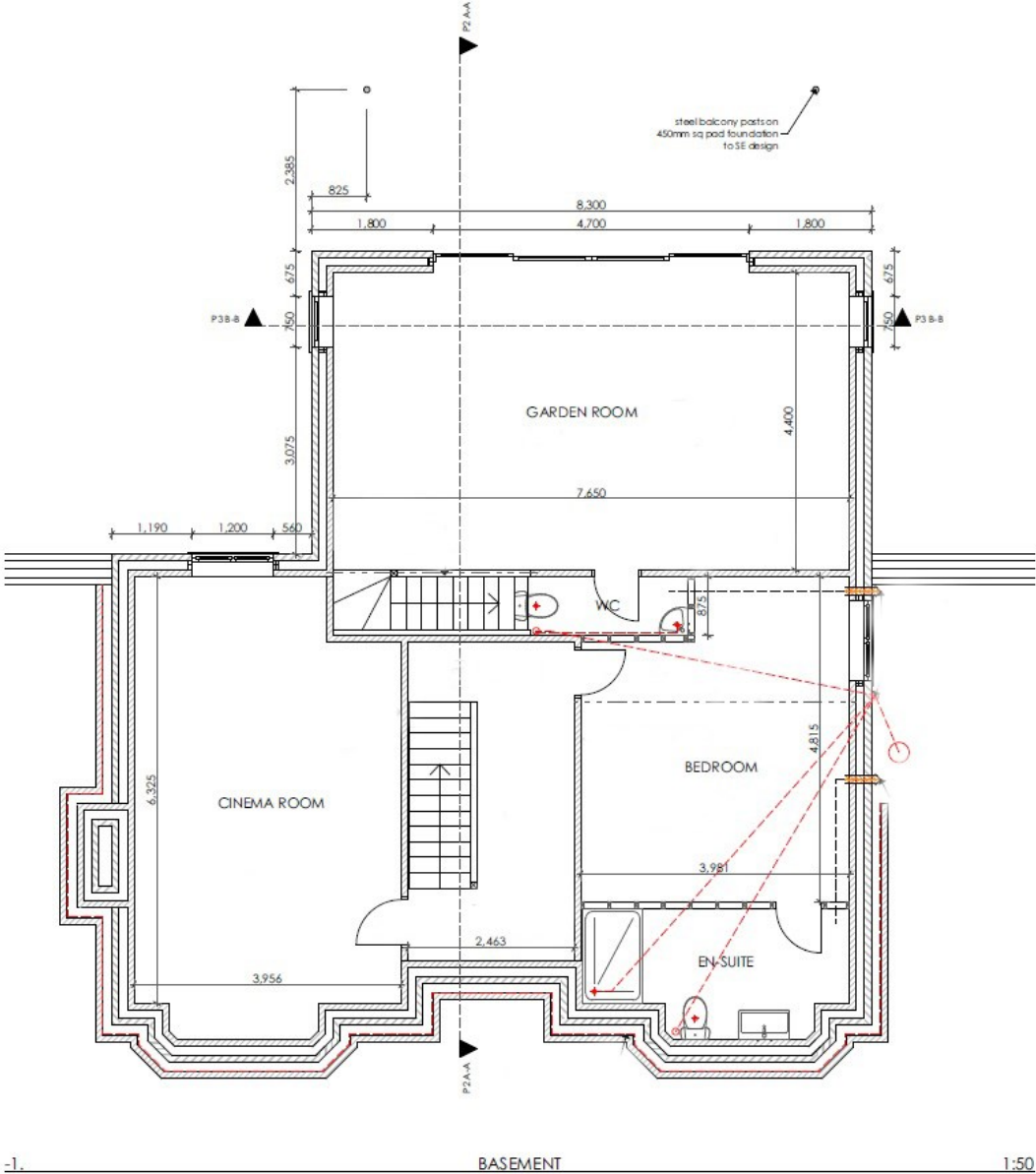


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|                 |                                  |
|-----------------|----------------------------------|
| Tenure          | Freehold                         |
| Local Authority | Shropshire Council               |
| Council Tax     | TBC                              |
| EPC Band        | TBC                              |
| Services        | All mains services are connected |







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