



**Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS**

4 bedroom detached house — £525,000 Freehold

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Coopergreenpooks.co.uk

£525,000 Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

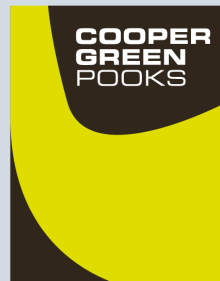
**One of just 3 impressive newly built detached houses, well situated in this very popular and convenient location, next to the beautiful Kingsland Valley and within walking distance of the Priory secondary school and outstanding Coleham primary, as well as the many fantastic amenities within this vibrant area.**

### KEY FEATURES

- The properties have been thoughtfully designed in a traditional yet contemporary style and finished to a high specification.
- Both plots 1 and 2 will offer the same accommodation and are now key turn ready.
- The ground floor consists of an entrance vestibule which opens to a hall with large cloakroom and built in storage. There is also a living room with bay to front and bi-folding patio doors to rear. In addition to which, there is a separate open plan kitchen/dining room which, again, has bi-folding glazed doors to the garden and an adjoining utility room providing side access.
- On the first floor there are 4 bedrooms, a family bathroom and an en-suite to the main bedroom.
- The properties will be very energy efficient and include solar panels, gas central heating system and double-glazed windows.
- Externally both plots 1 and 2 front onto Longden Road, but vehicular access is approached to the rear via Red Barn Lane, where each property has 2 adjoining parking spaces and a private garden.
- The beautiful Kingsland Valley is just a few minutes' walk from the properties, as is the Priory secondary school. The ever popular Coleham area is also within walking distance, along with its outstanding primary school and the town centre just a few minutes further.
- Onsite viewings can be arranged with the developers who will be happy to answer any further questions.

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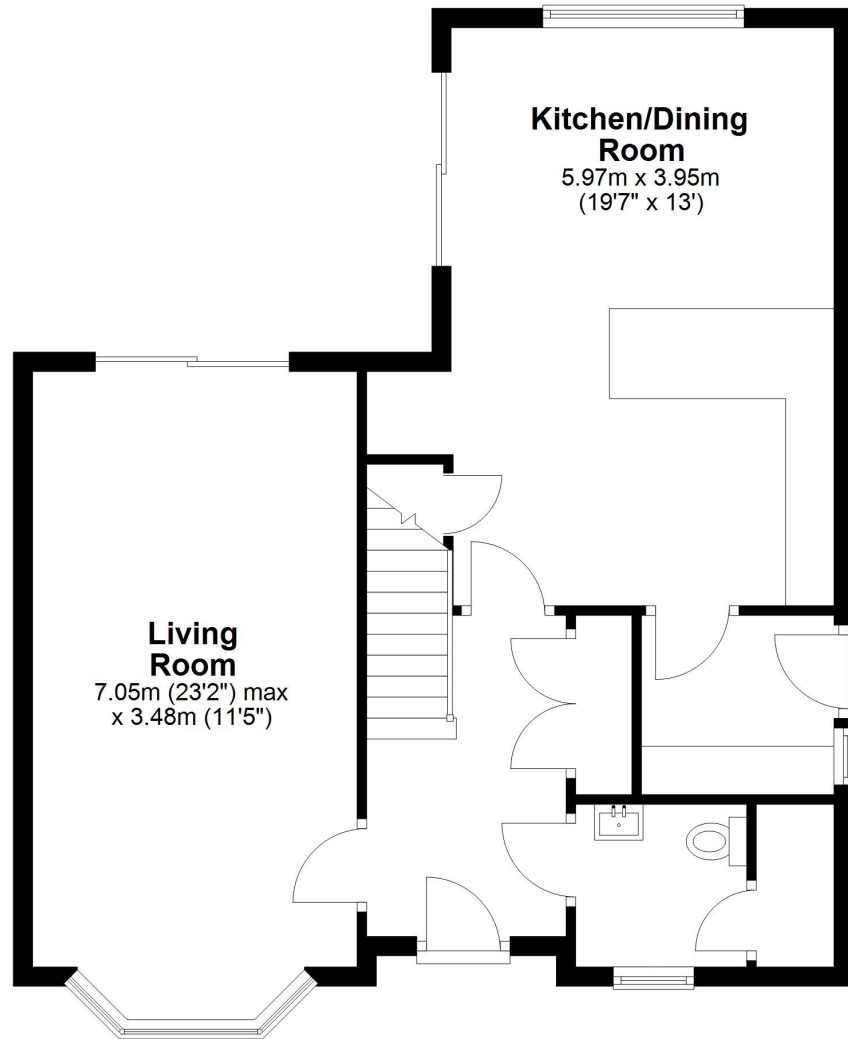
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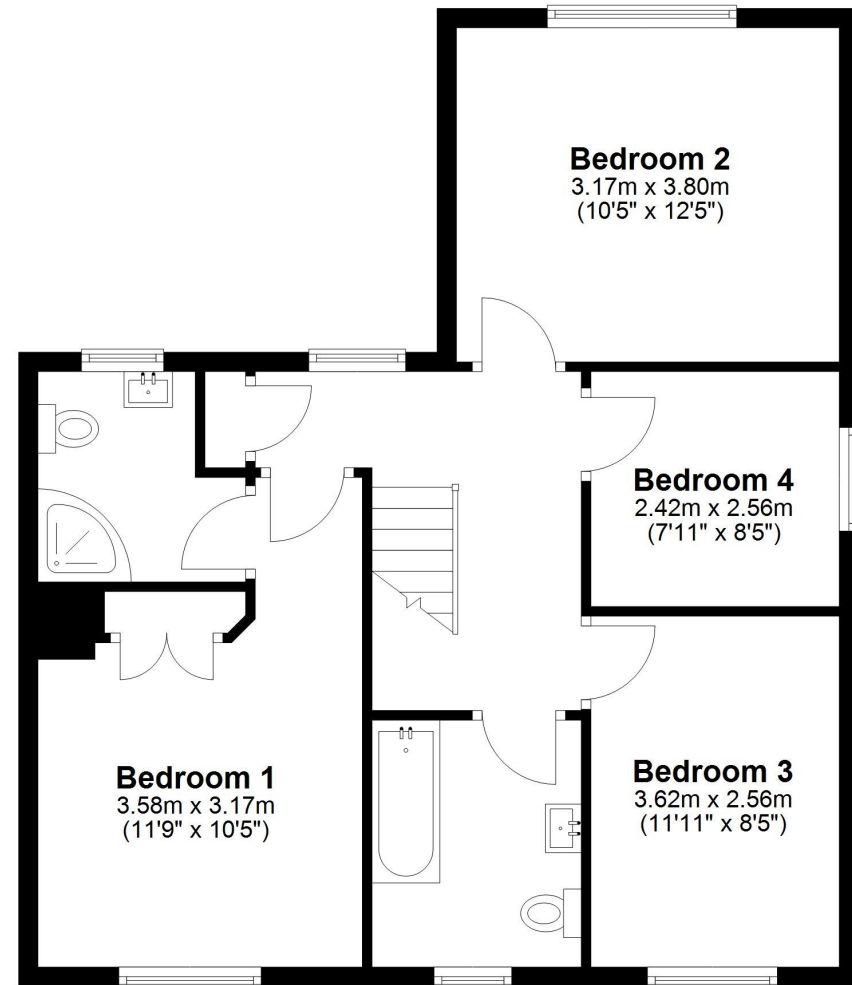
### Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



### First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 124.0 sq. metres (1335.2 sq. feet)







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 **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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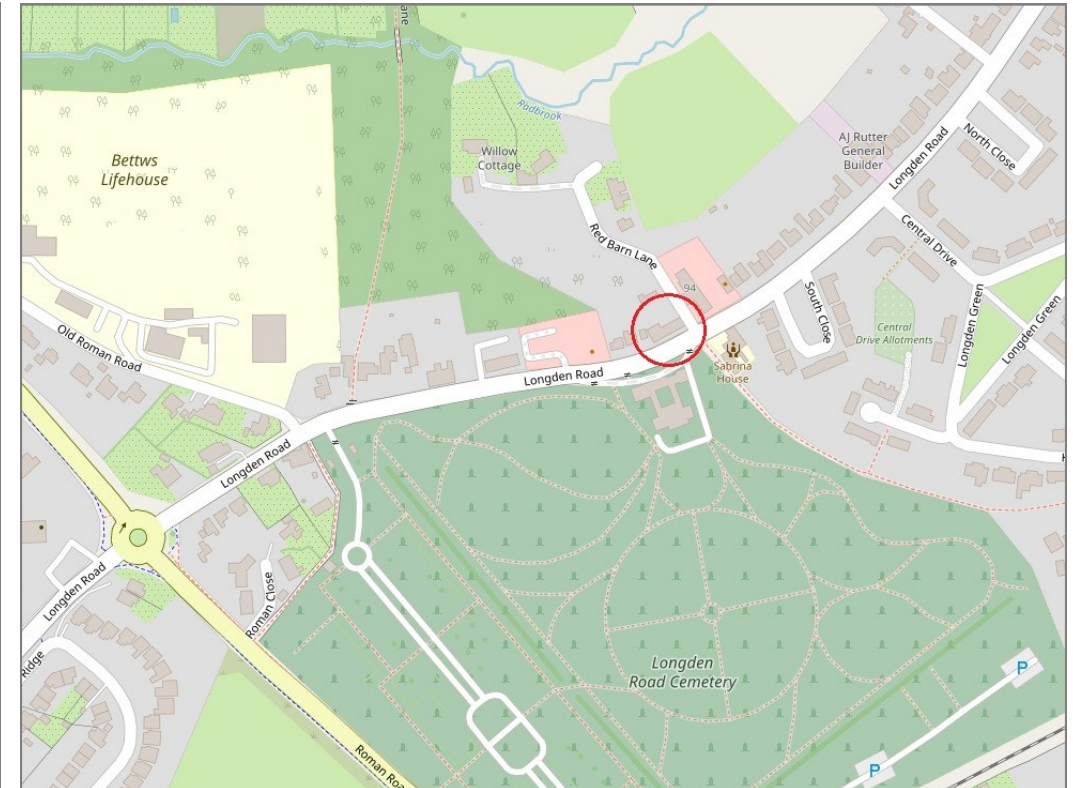
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**BOUNDARIES NOT CONFIRMED**



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

**Expert mortgage advice available**

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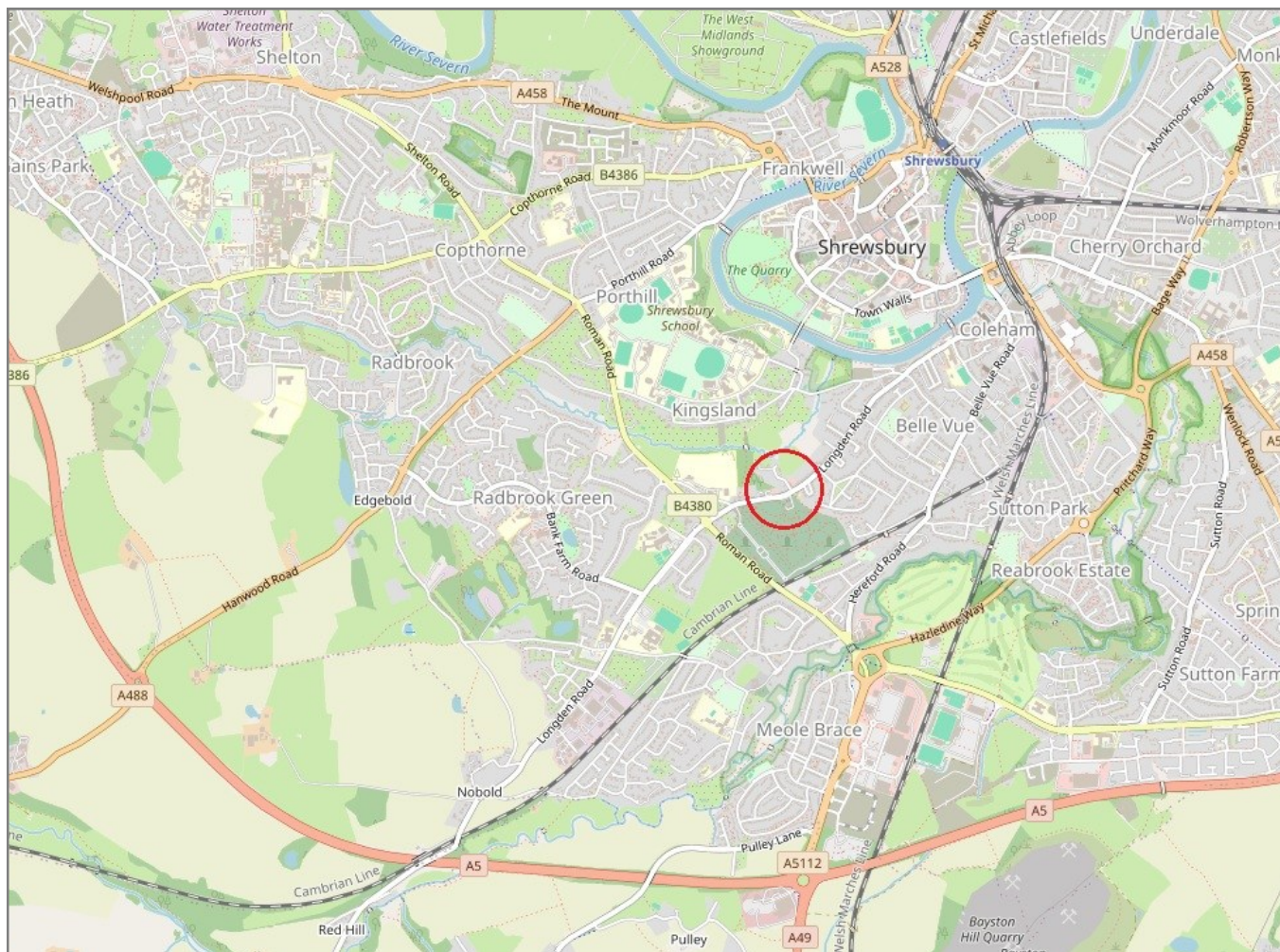
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