



**12 Manor Park, Pontesbury, Shrewsbury, SY5 0RH**

2 bedroom end terrace bungalow — £340,000 Freehold

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Coopergreenpooks.co.uk

£340,000 Freehold—2 bedroom end terrace bungalow

sales@cgpooks.co.uk

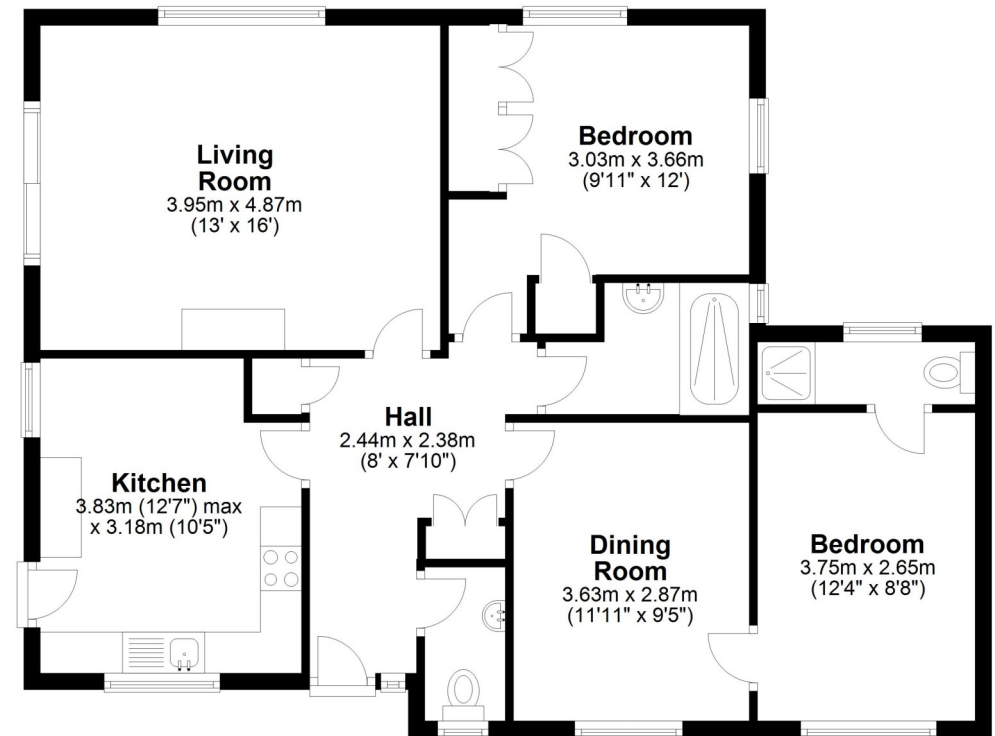
An impressive and well-proportioned bungalow with a very attractive garden. The property is centrally located in a lovely setting within this popular village, just a short walk from its many amenities.

### KEY FEATURES

- Immaculately presented, bright and versatile accommodation.
- Spacious hall with built in storage and cloakroom.
- Living room with feature fireplace, window to rear and glazed patio doors to sun terrace.
- Kitchen/breakfast room which has some integrated appliances, windows to 2 elevations and a part glazed door to sun terrace.
- Good sized dining room, which could also be used as a hobbies room or occasional 3rd bedroom.
- 2 further double bedrooms and a refitted shower room. The main bedroom also has an en-suite.
- Replacement double glazed windows and gas fired central heating.
- Driveway providing parking for 2 cars and access to a detached single garage with electric roller shutter door.
- Superb private garden which has been purposely landscaped for easy maintenance, with established trees, hedging and shrubs, as well as having a fantastic paved sun terrace.
- Really good location in a quiet and private cul de sac within the centre of the village, just a short walk from its excellent amenities, such as supermarket, pharmacy, butchers/bakers, as well as good pubs/restaurant.
- No onward chain.

### Ground Floor

Approx. 83.0 sq. metres (893.3 sq. feet)



Total area: approx. 83.0 sq. metres (893.3 sq. feet)









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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</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.

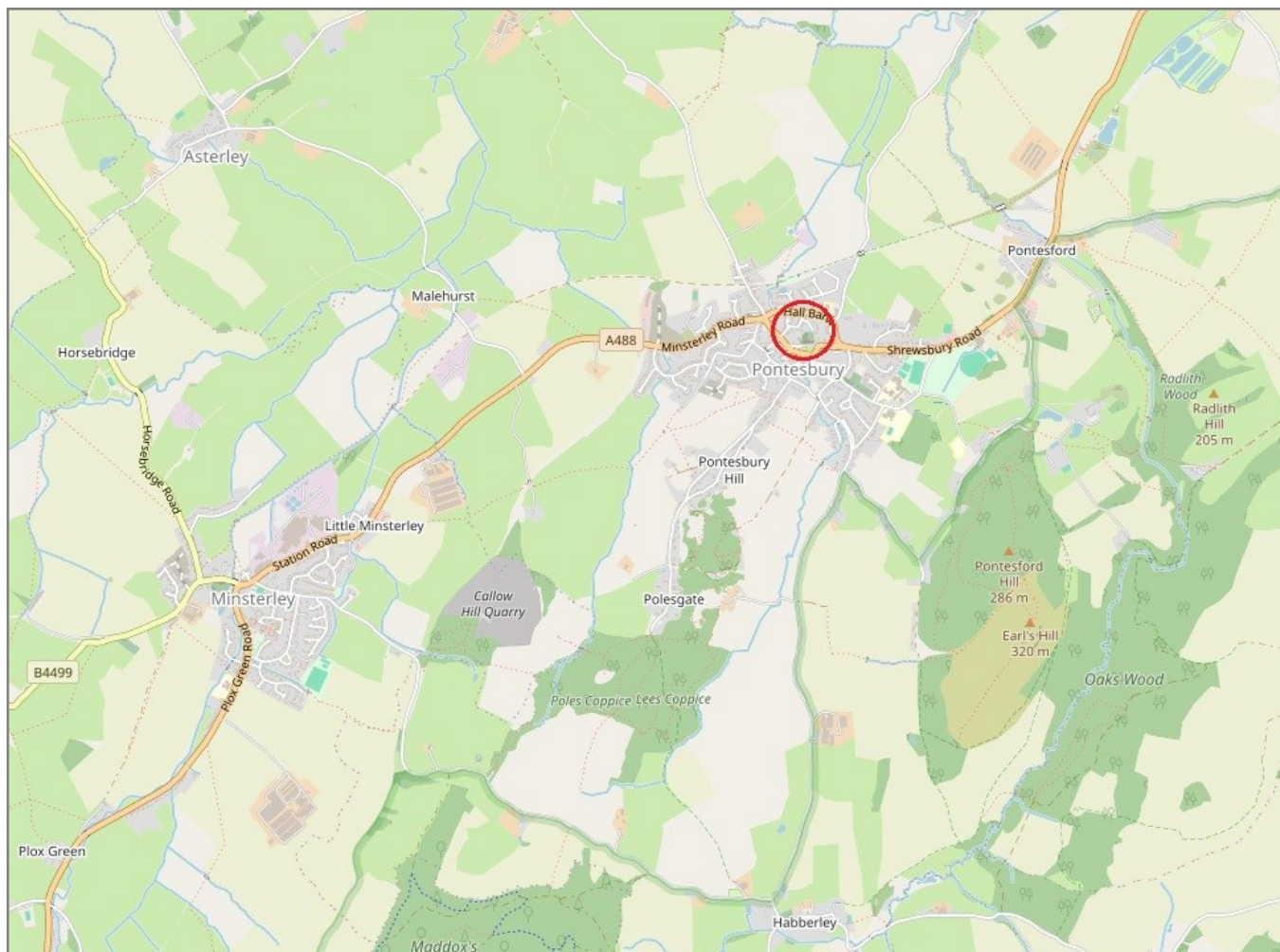
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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