



**15 Old Coppice, Lyth Bank, Lyth Hill, Shrewsbury, SY3 0BP**

4 bedroom detached bungalow — £885,000 Freehold



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Coopergreenpooks.co.uk

£885,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk

**Occupying a fantastic position with impressive views over surrounding countryside, this substantial detached bungalow has been significantly improved and extended to provide thoughtfully designed accommodation, finished to an exceptionally high standard throughout. The property is tucked away at the end of a quiet cul-de-sac, benefitting from a private gated driveway and surrounded by beautifully landscaped gardens, while being just a stone's throw from the stunning Lyth Hill Nature Reserve.**

## KEY FEATURES

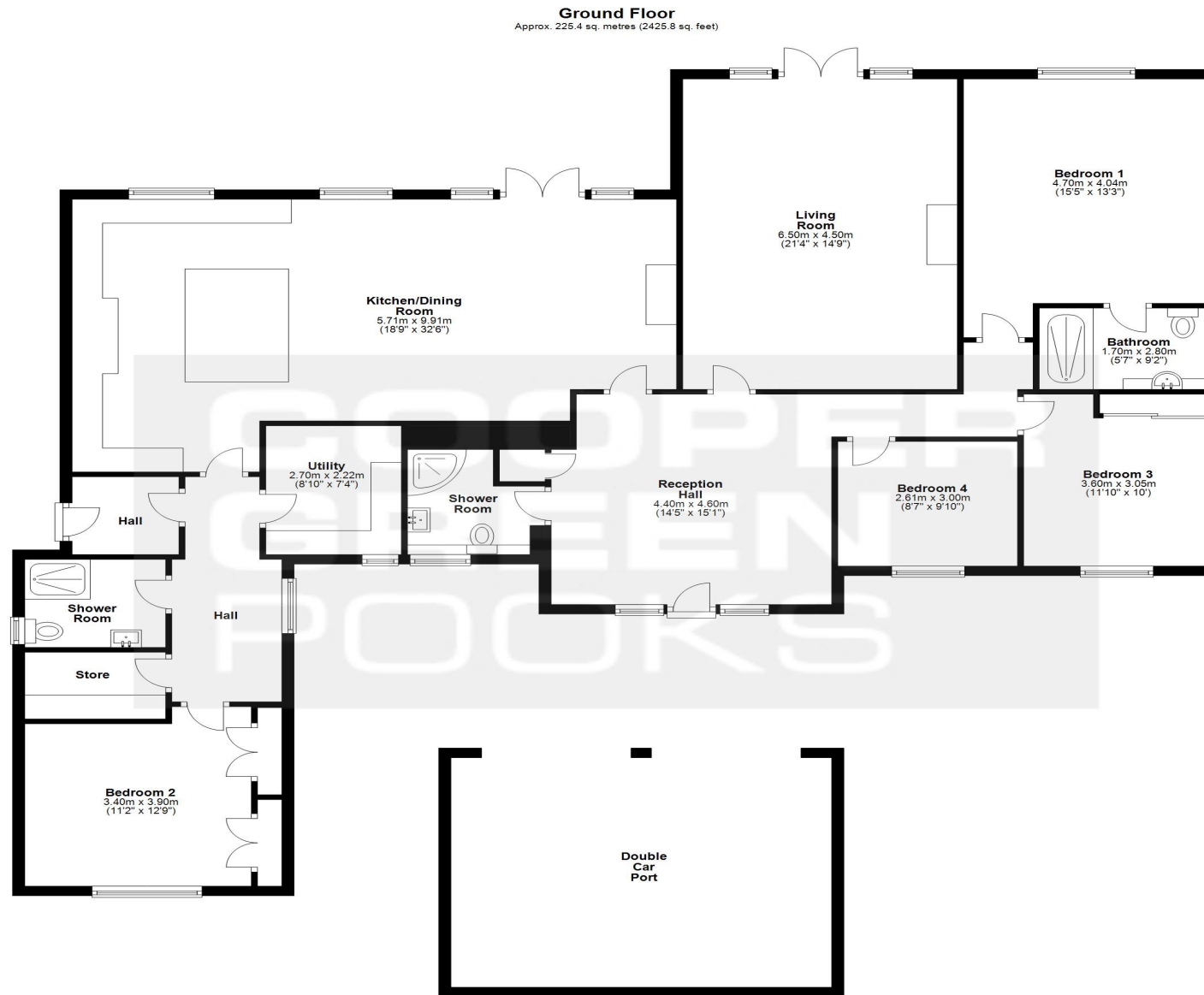
- Well-designed reception hallway with useful storage, connecting to both sides of the bungalow
- Large living room, with a feature fireplace and glazed double doors with side screens onto the garden
- Lovely open plan kitchen/dining room, complete with Quartz work surfaces, large island unit, integrated appliances and range-style cooker
- The dining/sitting area also has a feature gas fired stove and glazed double doors with side screens opening to the rear
- A second hallway provides access to the fitted utility, store room and garden to side, as well as a guest double bedroom with built in wardrobes and separate shower room. This section of the property could easily be re-configured to create a self contained annexe if required
- Stunning master bedroom with built in wardrobes and well-appointed en-suite shower room
- Two further generous bedrooms and an additional shower room which is accessed via the main hallway
- Beautifully landscaped gardens surround the property, comprising areas of lawn, paved terracing with oak framed pergola, planted borders, raised beds, established plants and trees. There is also a timber store with power and heating which could be converted into a home office or summer house
- To the front is an extensive gated driveway providing plenty parking and access to the detached double carport, bordered by further raised beds and established trees
- A superb location, just a short walk through a garden gate to the very popular Lyth Hill Nature Reserve and fantastic countryside walks. The property is also just a ten minute drive from the centre of Shrewsbury, a choice of primary and secondary schools, as well as excellent road links

Cooper Green Pooks  
3 Barker Street  
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Total area: approx. 225.4 sq. metres (2425.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and

























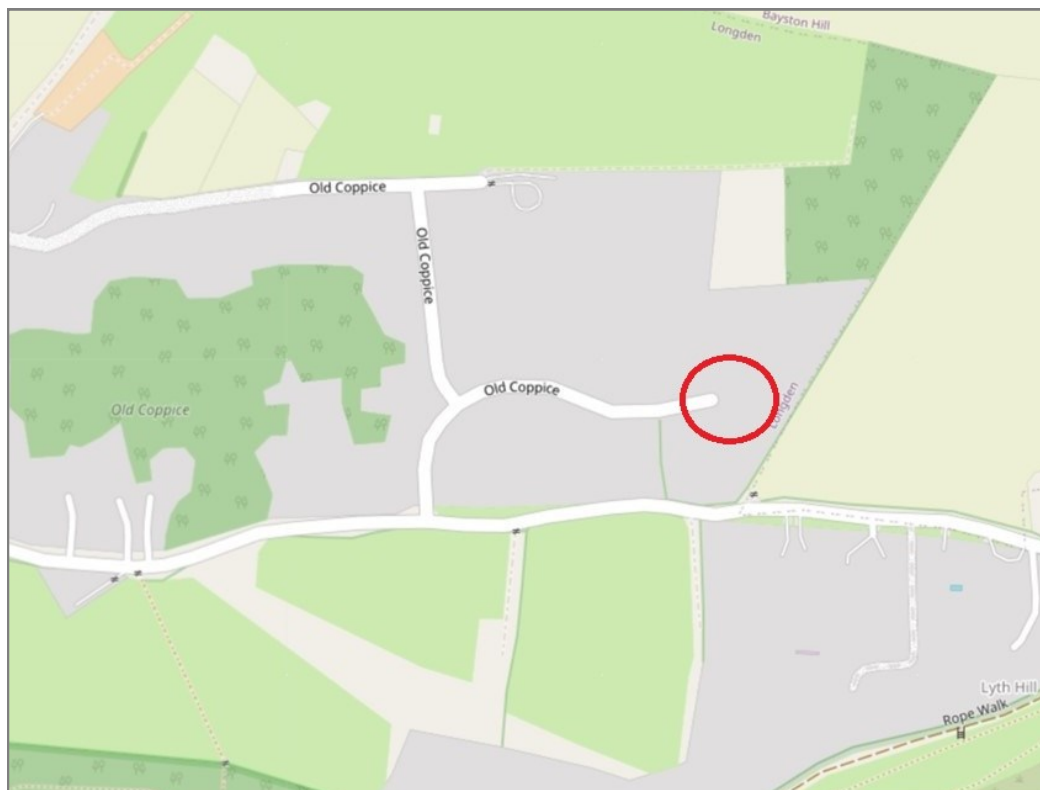




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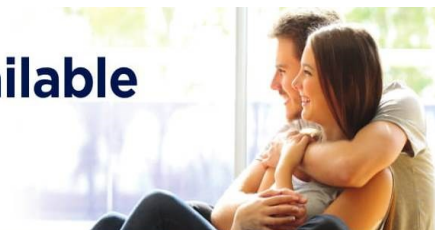
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band F</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



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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.

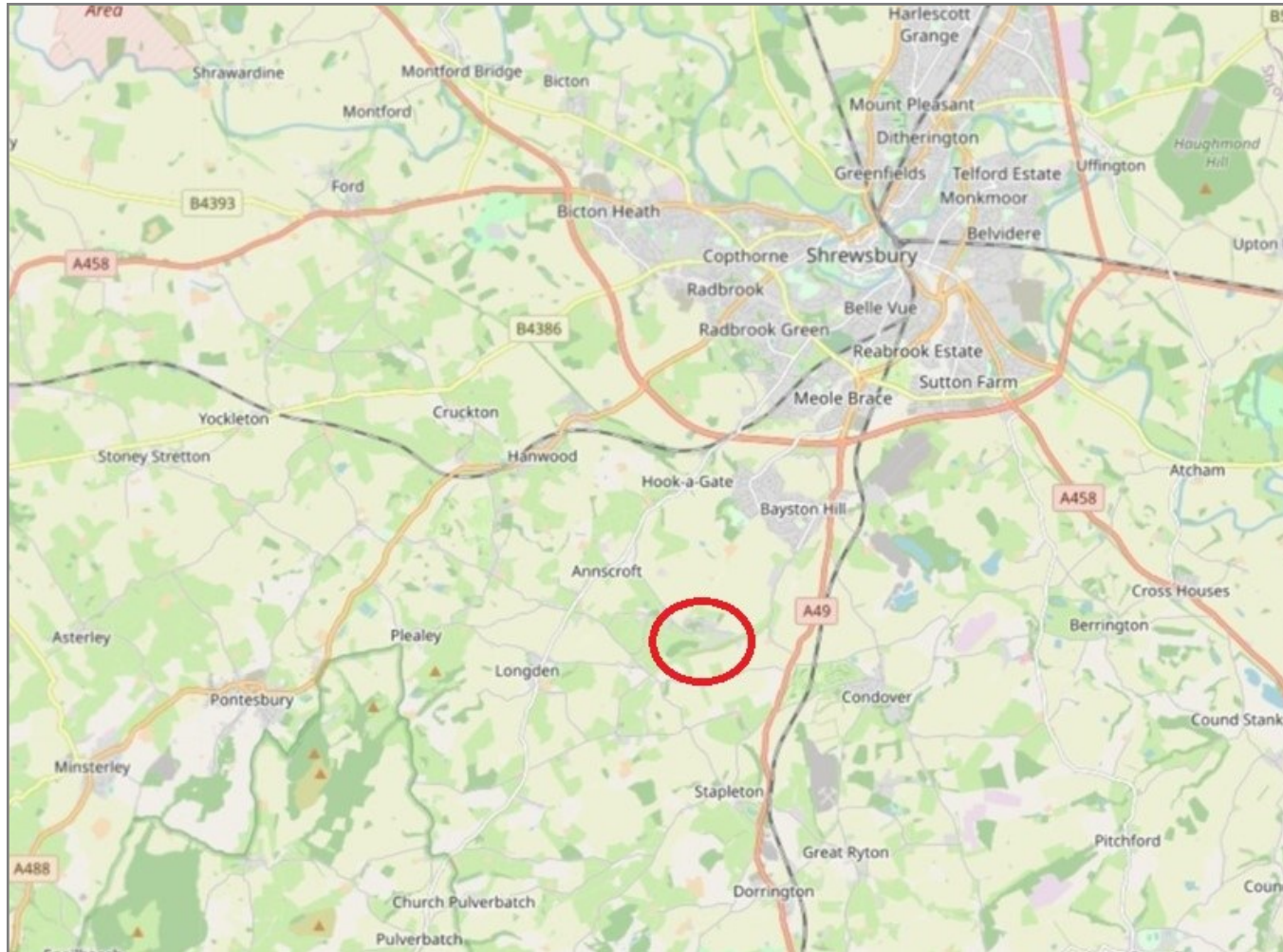


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