



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

4 bedroom detached bungalow — £867,000 Freehold

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

Coopergreenpooks.co.uk

£867,000 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
Shrewsbury
SY1 1QF

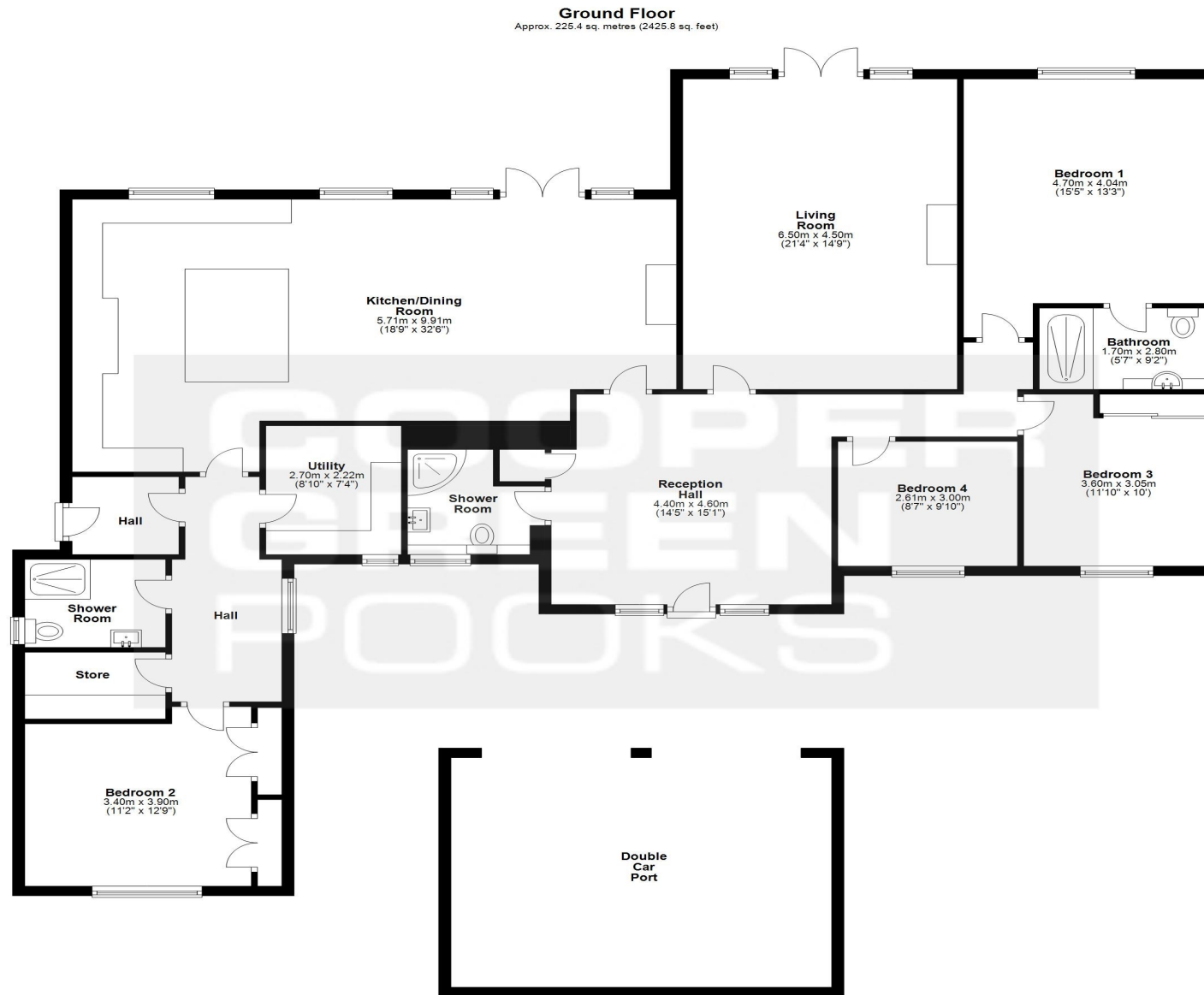
www.cgpooks.co.uk
sales@cgpooks.co.uk



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

Coopergreenpooks.co.uk

£867,000 Freehold—4 bedroom detached bungalow



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















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

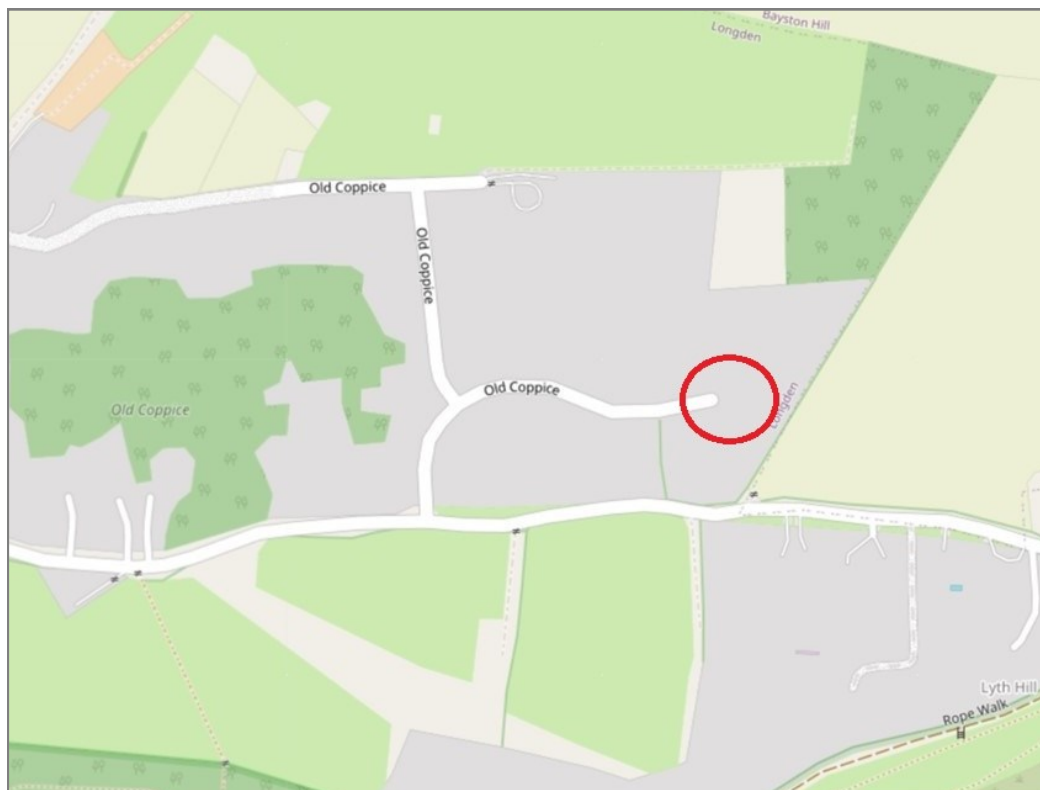
£867,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



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

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



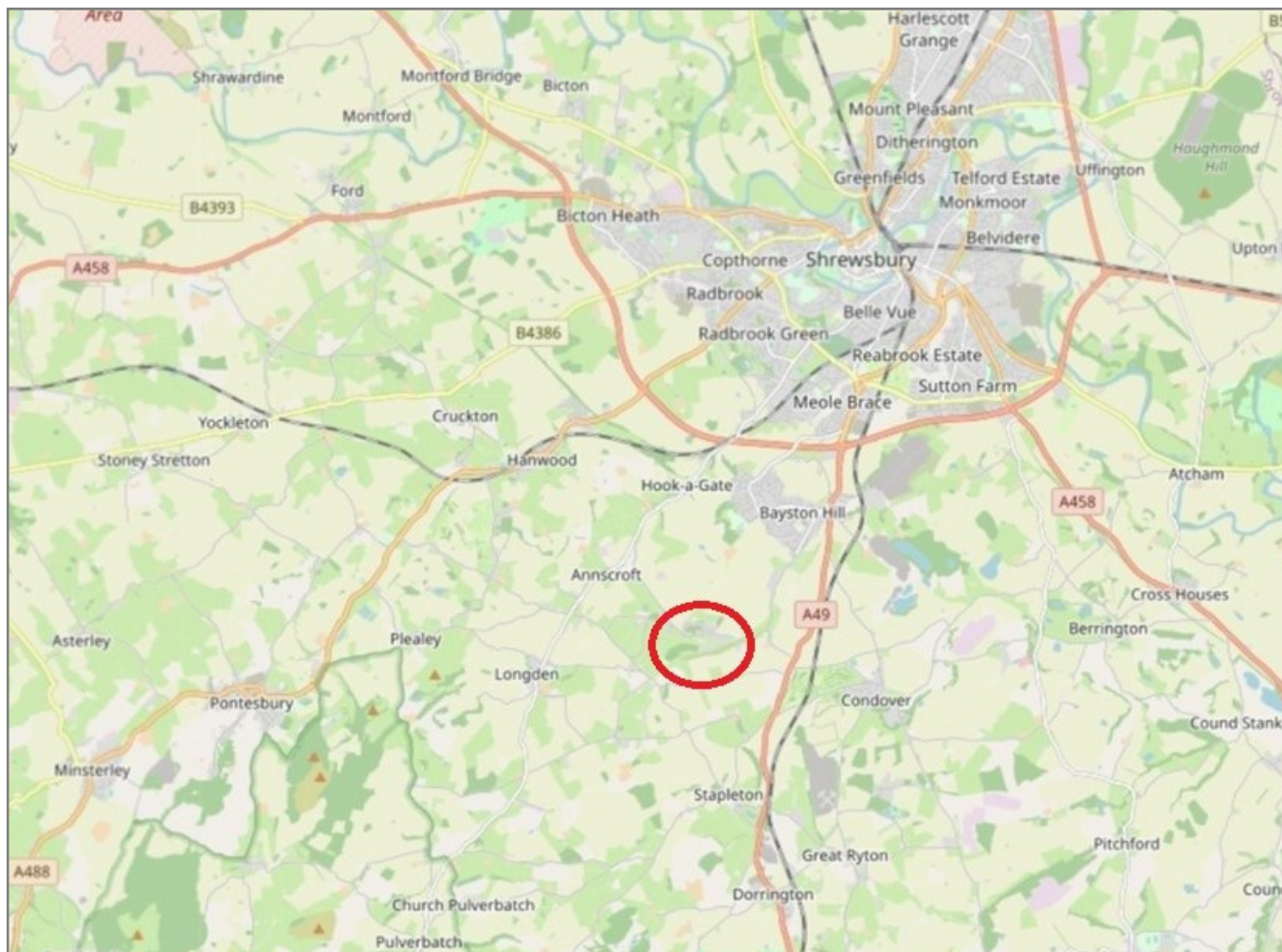
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Coopergreenpooks.co.uk

£867,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.