



**Rowan House, Withington, Shrewsbury, SY4 4PY**

4 bedroom detached house — £825,000 Freehold



## Rowan House, Withington, Shrewsbury, SY4 4PY

Coopergreenpooks.co.uk

£825,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**This very impressive and individually designed family home offers substantial and immaculately presented accommodation, whilst being located in a lovely setting within this pretty and very popular village which is conveniently situated mid-way between Shrewsbury and Telford.**

### KEY FEATURES

- Light and versatile interior with well proportioned rooms and attractive views to both the front and rear.
- Large conservatory/garden room which also provides access to hall and living room, as well as sun terrace.
- Entrance hall with cloakroom and staircase to galleried first floor landing.
- Separate living room with log burner and dining room which are connected via double doors and have matching wood boarded flooring. Additionally, both rooms have glazed double patio doors opening to gardens. There is also a good sized study/ home office.
- Well fitted kitchen/breakfast room with a range of integrated appliances. Adjoining which is a utility room fitted to the same standard that also connects to the side entrance hall.
- 4 double bedrooms (2 with en suite bath or shower rooms) and a family bathroom.
- Double glazed windows and oil fired central heating.
- Gated access to an extensive driveway and parking area for several cars, from which there is also access to a double garage with electric door.
- Magnificent private landscaped gardens, which surround the property and extend to approximately 0.65 of an acre.
- Very pretty setting within this much sought after village which is no more than a 20-minute drive from both Shrewsbury and Telford.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
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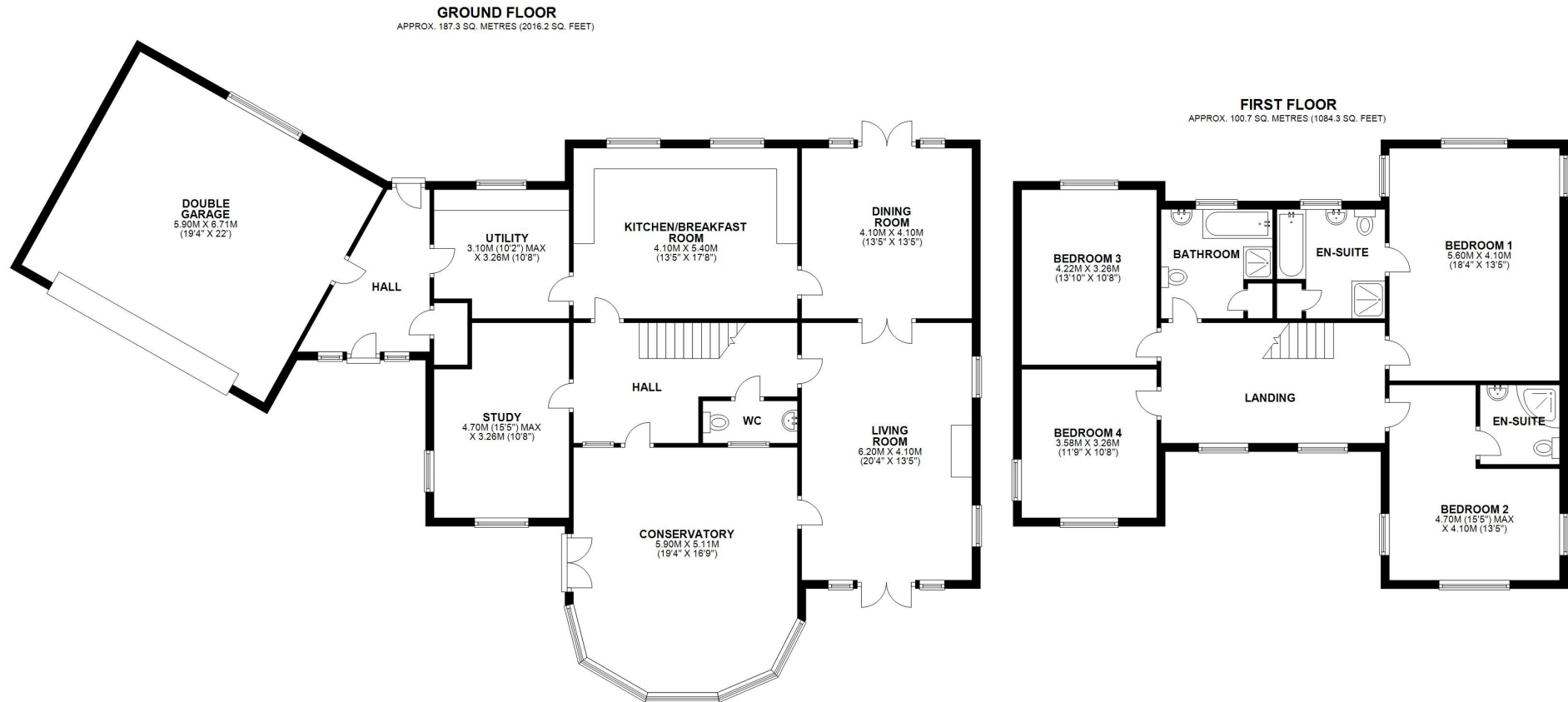


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TOTAL AREA: APPROX. 288.1 SQ. METRES (3100.5 SQ. FEET)

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 provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



















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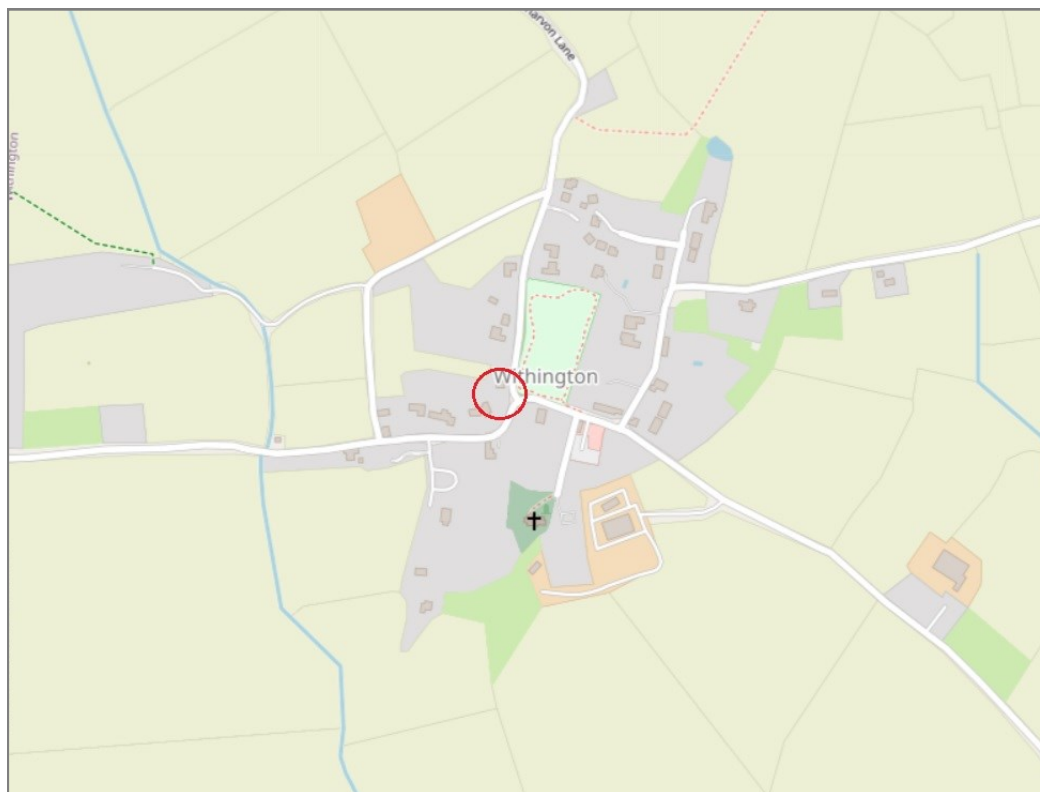
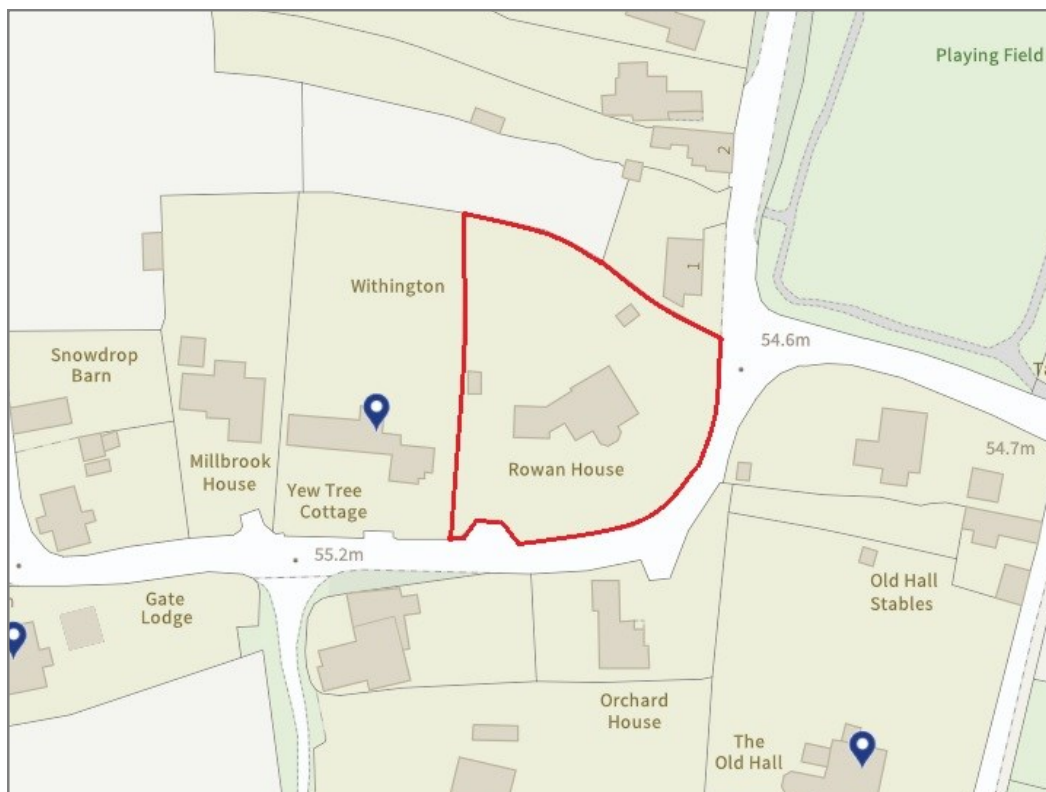
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage 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.

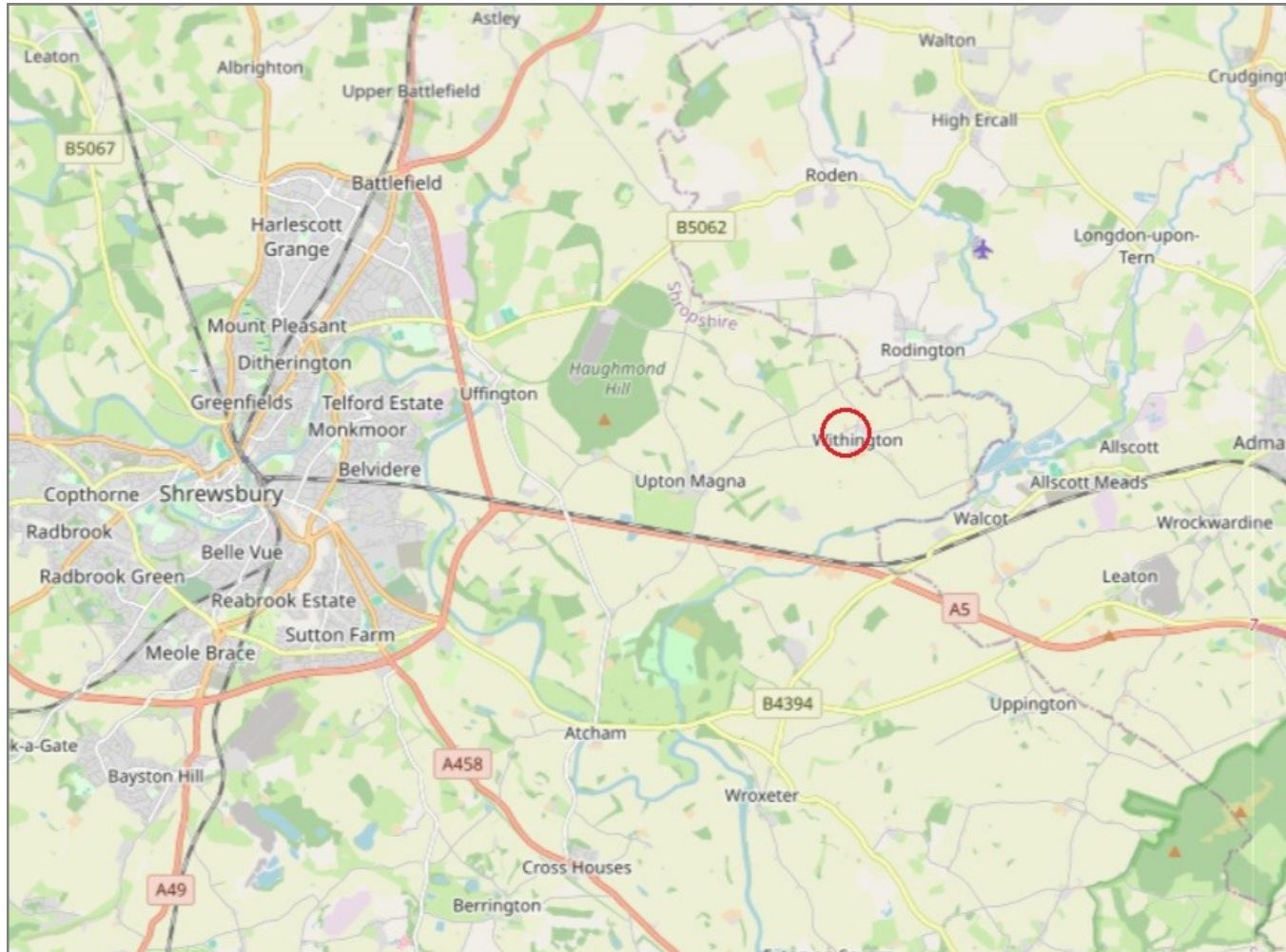


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