

COOPER GREEN POOKS

Quail Ridge, Ford, Shrewsbury, SY5 9LF

4 bedroom detached house — £395,000 Freehold

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Coopergreenpooks.co.uk

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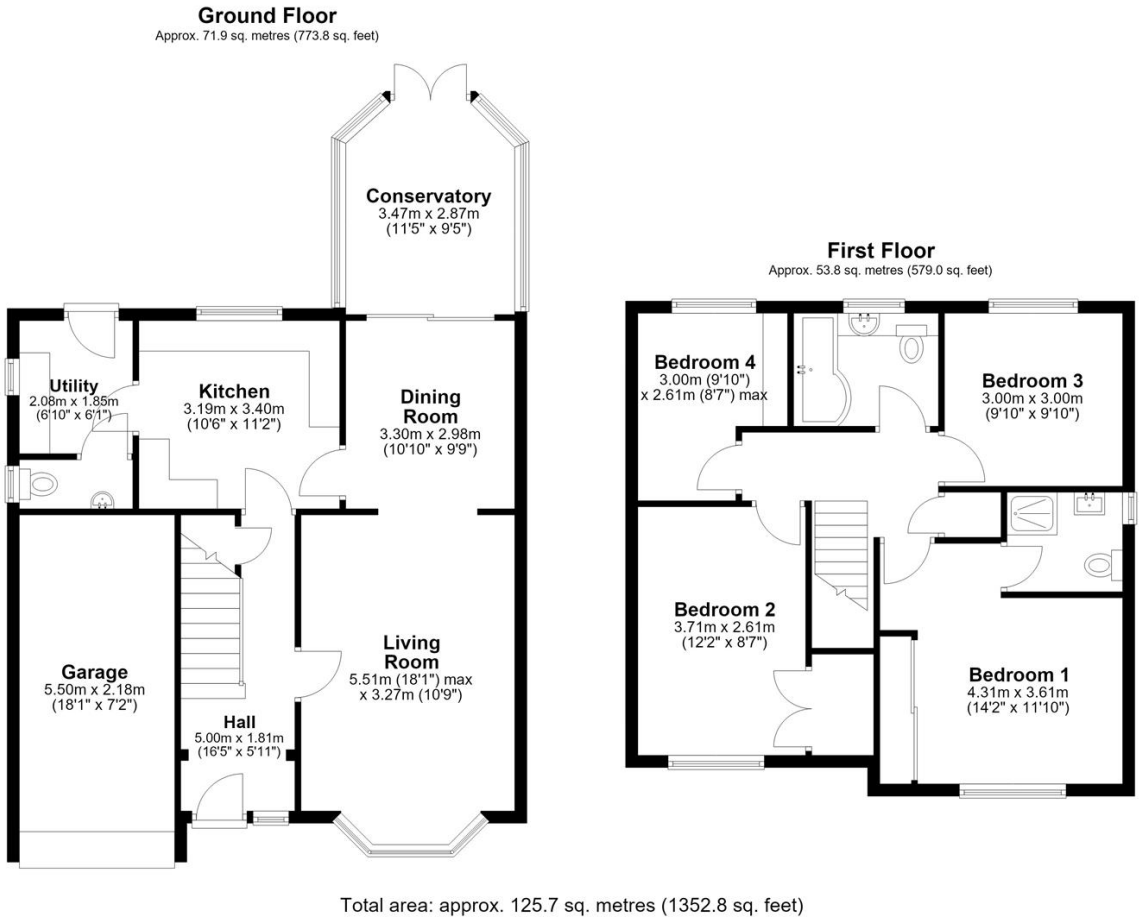
sales@cgpooks.co.uk

This immaculately presented and extensively improved detached family home is well situated in a quiet village setting just a 5 minute drive from Shrewsbury, with a private landscaped rear garden directly adjoining open fields.

KEY FEATURES

- Entrance hall with built in storage and doors to both the kitchen and living room.
- Living room with a modern electric wall mount fire and bay window to front.
- Separate dining room which provides access to both the kitchen and living room, as well as having glazed sliding doors to the conservatory which also opens onto the rear garden.
- Stylishly refitted kitchen with integrated appliances and tiled flooring, with window overlooking the rear garden and access to the adjoining utility room which has been refitted to the same standard as the kitchen and provides access to the rear garden and cloakroom.
- Custom made staircase from hall to landing where there are four bedrooms and a family bathroom. Two of the bedrooms have built in wardrobes and the main bedroom has a refitted ensuite shower room.
- uPVC double glazed windows and LPG gas central heating.
- Block paved driveway to front which provides parking for three cars and access to the integral garage which has an electric roller shutter door.
- Gated access along the side of the property to the private south facing rear garden which is mainly laid to lawn with a gravelled area and large porcelain paved sun terrace and awning.
- Great location with a nice outlook of village green to front, whilst being within walking distance of Ford primary school and just a five minute drive from the bypass and edge of Shrewsbury.



Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

































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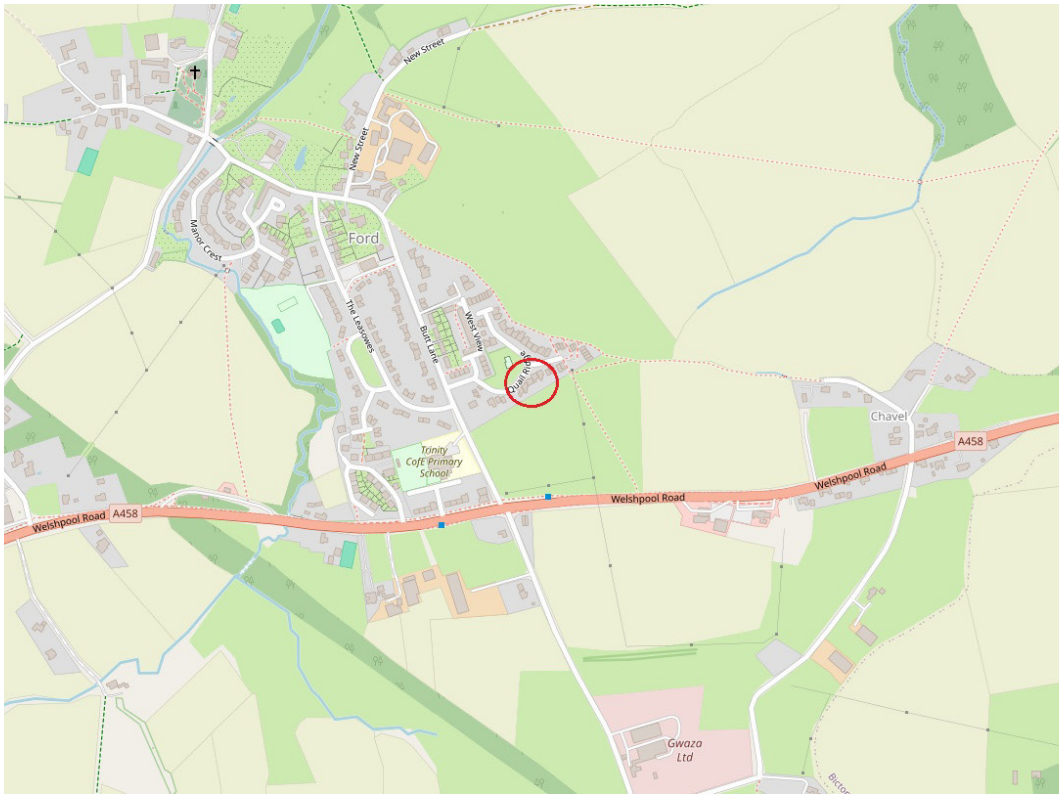

BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band D**
EPC Band	**Band E**
Services	**All mains services are connected**

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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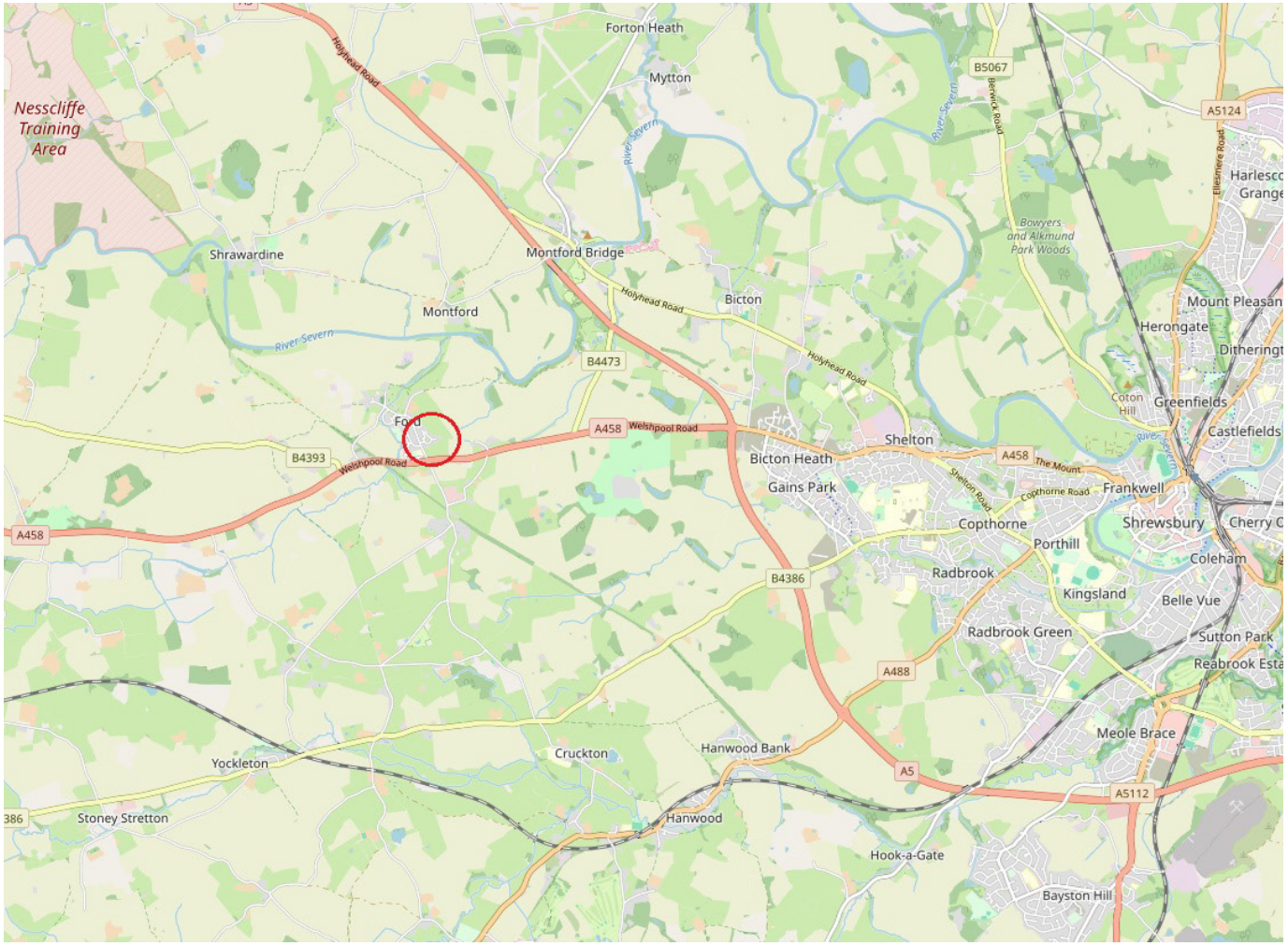

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