



**13 Brockton Meadow, Brockton, Worthen SY5 9QN**

5 bedroom detached house — £450,000 Freehold

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sales@cgpooks.co.uk

Tucked away within a quiet cul-de-sac, this substantial detached house has been improved to provide very well-presented and thoughtfully designed accommodation throughout, while benefitting from a private garden, driveway parking, double garage, and lovely views towards Callow Hill over open countryside.

## KEY FEATURES

- Good sized entrance hall with useful storage, cloakroom, and staircase to a spacious landing
- Living and dining rooms, which are open plan to each other, with the living room having glazed doors onto the garden
- The kitchen/breakfast room has been re-fitted to include a range of modern units with integrated dishwasher, and access to the very practical separate utility
- There is also an additional ground floor reception room, providing versatile space that could be used as a play room, office, or snug
- On the first floor are five bedrooms and a re-fitted family bathroom. Bedroom one has built-in wardrobes and a re-fitted en-suite shower room, and bedroom three is currently used as a home office
- Double glazed windows and oil fired central heating throughout
- Private landscaped rear garden, laid to lawn with a paved terrace, planted borders, vegetable patch, and useful garden shed. The garden also extends to the rear of the property where there is an additional seating area with views over open countryside and towards Callow Hill
- To the front of the property is a driveway providing plenty of parking, and access to the double garage which has electric doors
- A very quiet location within a small development of houses, conveniently located just a short walk from the primary school, doctors surgery, village hall and shop. The property is also within catchment of the popular Mary Webb school in Pontesbury, and is only a 15 minute drive from Shrewsbury



TOTAL AREA: APPROX. 165.7 SQ. METRES

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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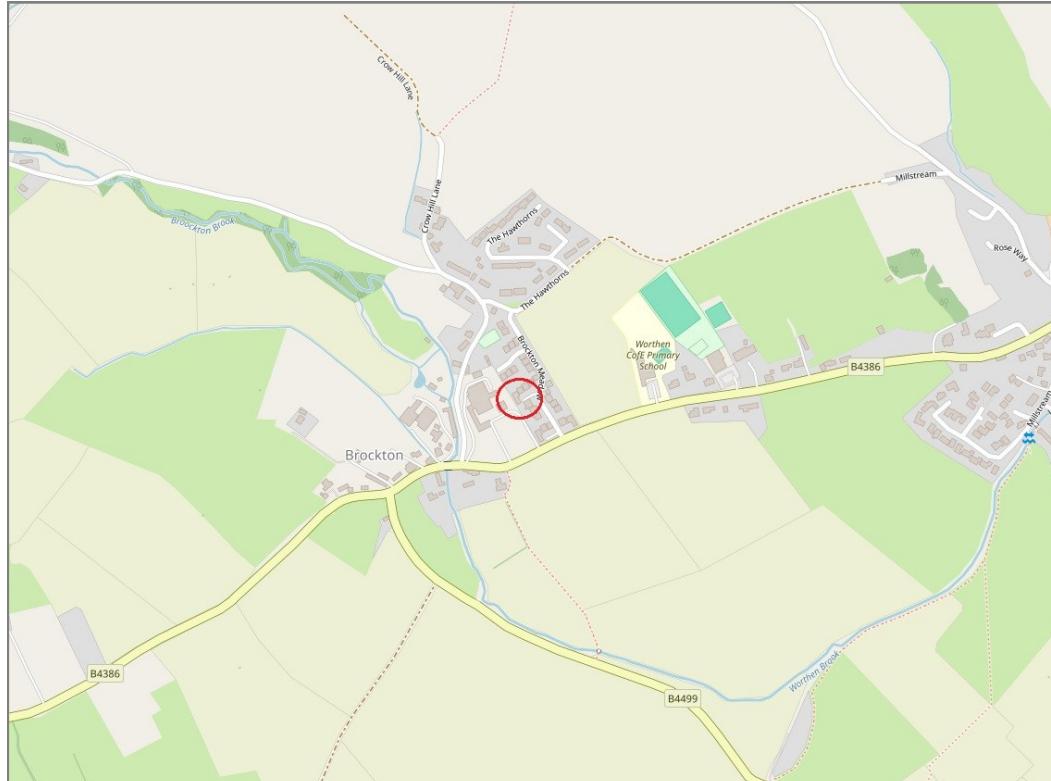
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage are connected.</b> <b>Oil central heating.</b>

 **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.

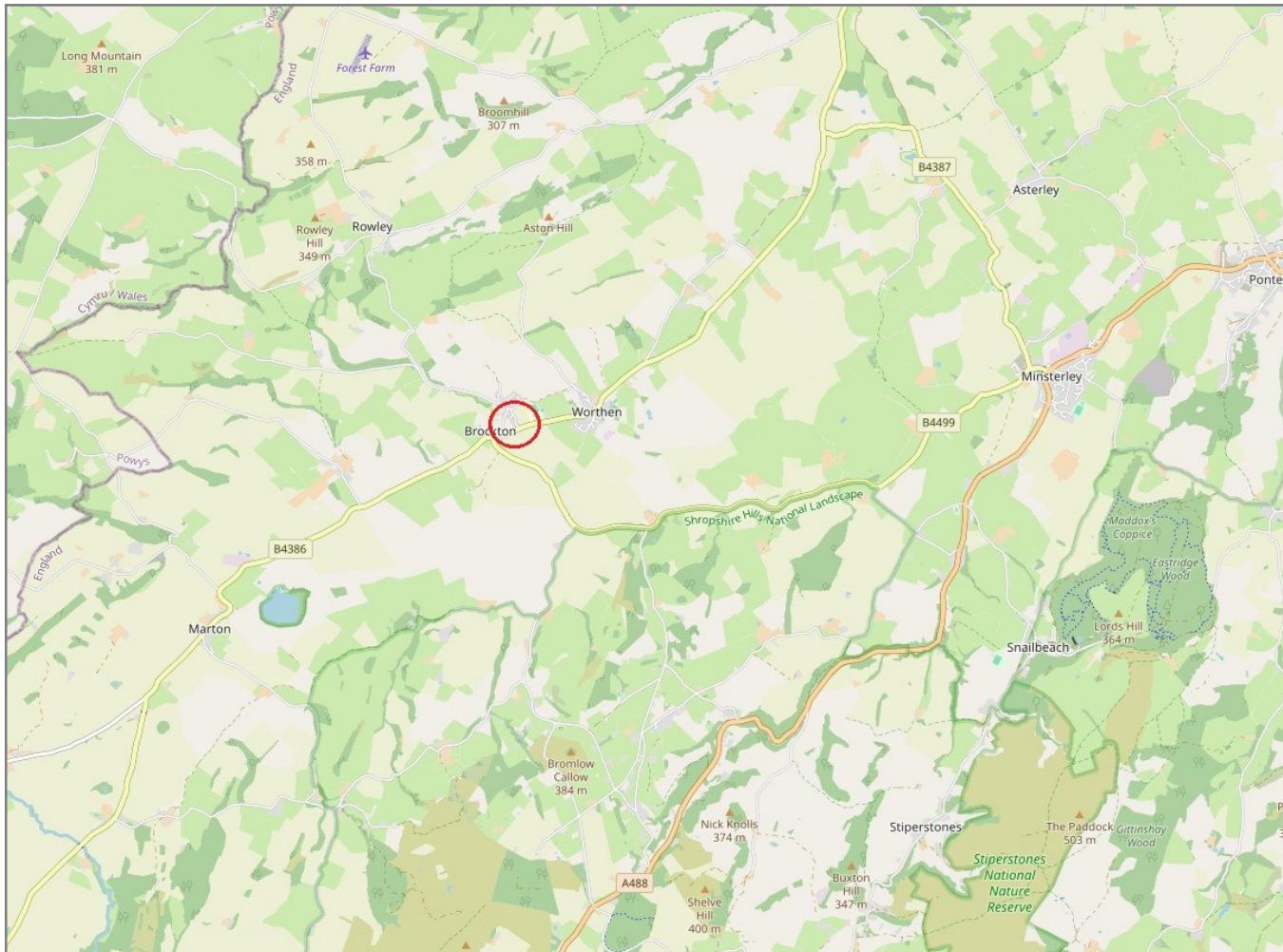
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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