

COOPER GREEN POOKS

12 Barnyard Close, Westbury, Shrewsbury, SY5 9DF

4 bedroom detached house — £430,000 Freehold

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Coopergreenpooks.co.uk

£430,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position and generous plot, this well-proportioned detached family house offers thoughtfully designed and very practical accommodation, with a private landscaped garden, extensive driveway parking, and detached double garage.

KEY FEATURES

- Good-sized entrance hall with useful storage, cloakroom, and a turning staircase leading to an impressive landing
- Large living room with a feature exposed brick fireplace, bay window to front, and double doors to the separate dining room
- Open plan kitchen/breakfast room, complete with a range of fitted units, integrated appliances, and access to the practical utility
- There is also a versatile study/family room, and sizeable conservatory on the ground floor
- On the first floor are four generous bedrooms, a family bathroom with shower, and an en-suite to bedroom one. Bedrooms one and two also have built-in wardrobes
- Double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with a large paved sun terrace, planted borders, and access to side
- To the front of the property is a gated driveway providing parking for at least four cars, additional lawned gardens, and a detached double garage
- The property is located within a quiet setting, a short walk from the village pub, church, and medical centre, while also being just a 15 minute drive from Shrewsbury town centre
- Sold vacant with no upward chain



Total area: approx. 199.0 sq. metres (2141.8 sq. feet)







































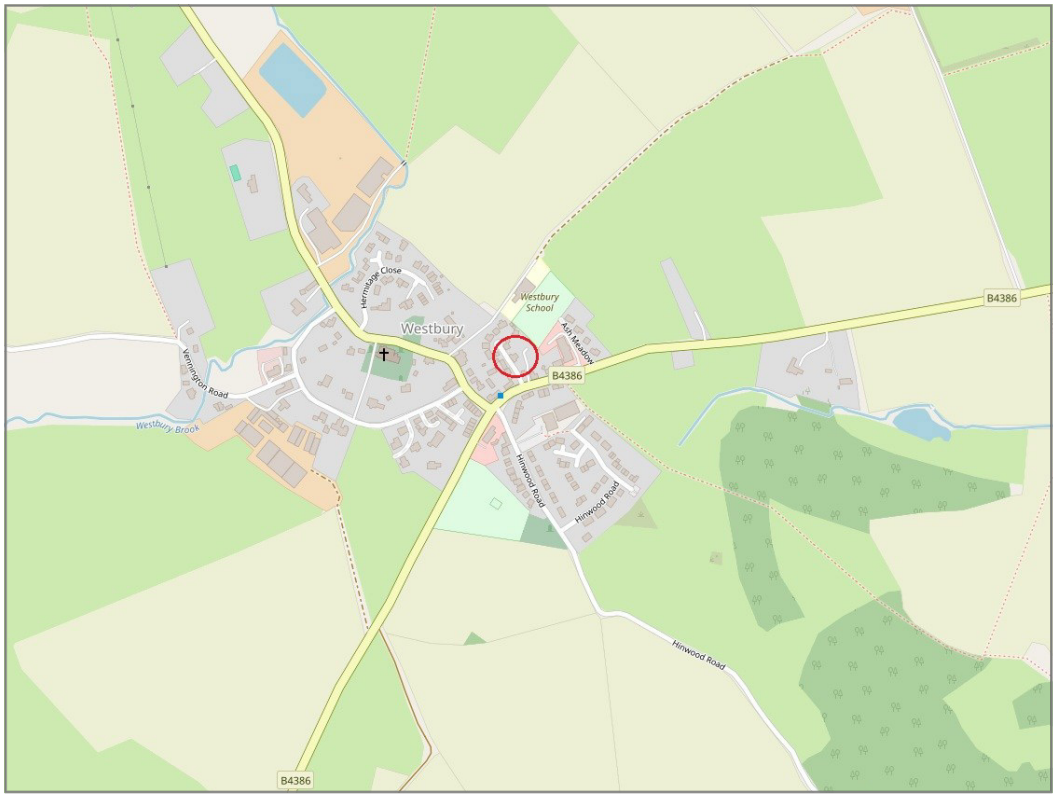

AVALON

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BOUNDARIES NOT CONFIRMED

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

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



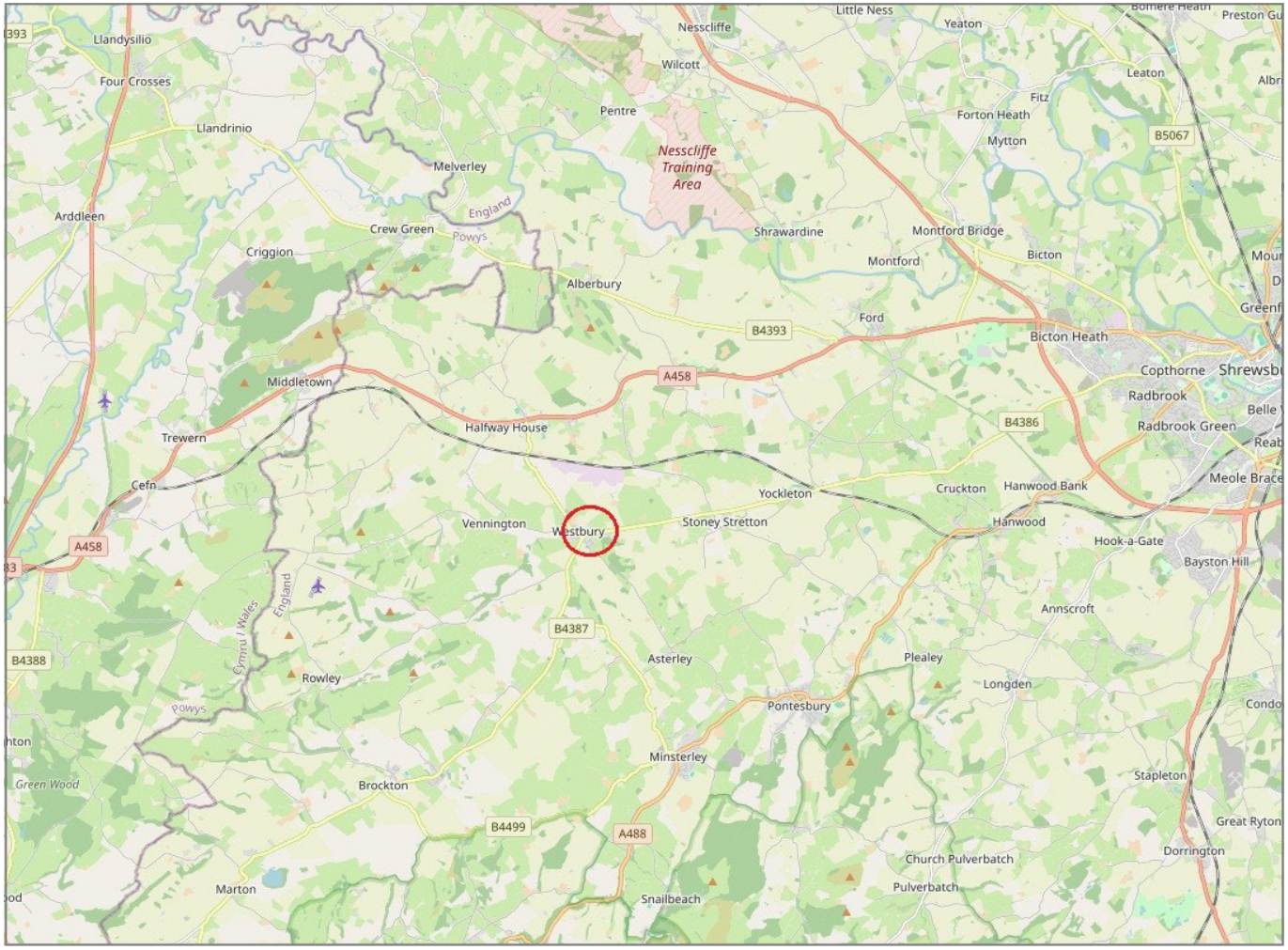
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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