



Tirlan, Plealey, Pontesbury, SY5 0UY

4 bedroom detached house — £625,000 Freehold

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Coopergreenpooks.co.uk

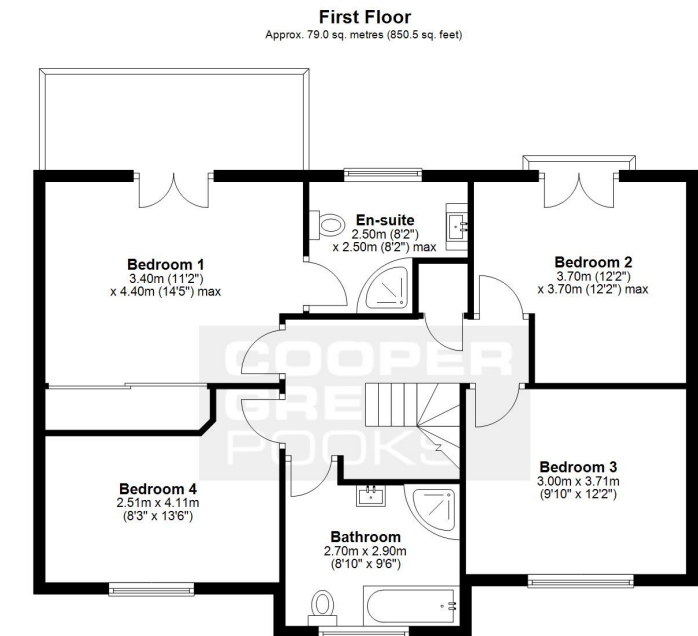
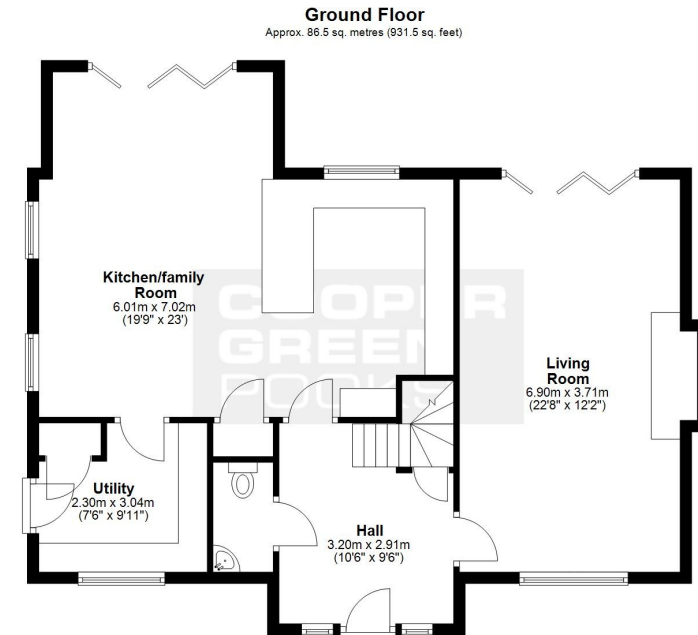
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sales@cgpooks.co.uk

A very attractively designed detached family home with a stylish interior that's finished to a high standard. This individual property is located in a wonderful setting just a few miles from the popular village of Pontesbury, with a private garden and fantastic rural views across the adjoining open countryside.

KEY FEATURES

- Covered entrance area to a spacious hall with turning staircase to first floor galleried landing and tiled flooring which continues into the kitchen
- Living room which has a feature inglenook fireplace, as well as a window to front and glazed bi folding doors to rear sun terrace.
- Superb open plan kitchen/family room with dining area, windows to 2 elevations and further bi folding doors to rear.
- The kitchen area is fitted to a high standard, with quartz worksurfaces and breakfast bar. In addition to which there is also an adjoining utility room fitted to the same standard as kitchen with door providing side access.
- On the first floor there is a sizable landing, well fitted family bathroom with separate shower and 4 double bedrooms. The main bedroom has an ensuite shower room and double doors opening on to a roof terrace, from which there are stunning panoramic views. The second bedroom also has a Juliet balcony.
- Double glazed windows and gas fired central heating, which is under floor throughout the ground floor.
- Gated access to an extensive gravelled driveway providing plenty of parking.
- The private south and west facing garden borders' beautiful open countryside with views towards Pontesford Hill. It has been neatly landscaped to lawn with an extensive Indian stone paved sun terrace.
- The property is situated on a quiet and secluded lane on the edge of the Hamlet of Plealey, yet is conveniently just a 5-minute drive from Pontesbury and about 20 minutes from Shrewsbury.



Total area: approx. 165.6 sq. metres (1782.0 sq. feet)











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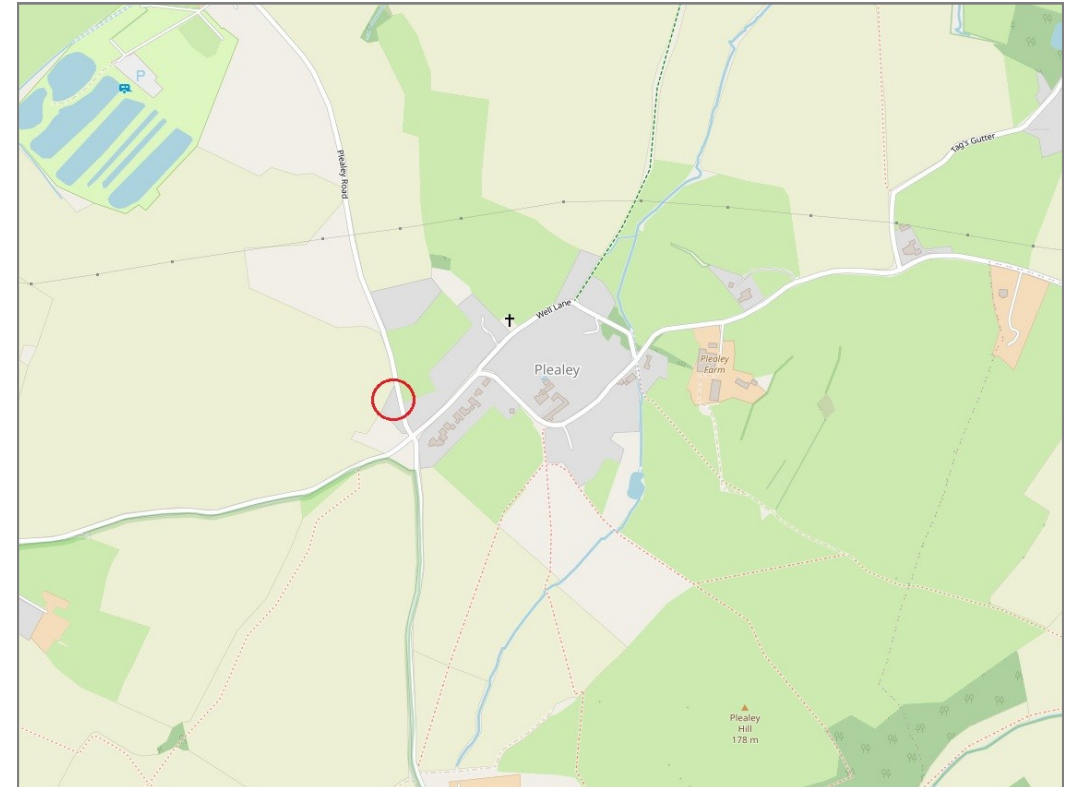
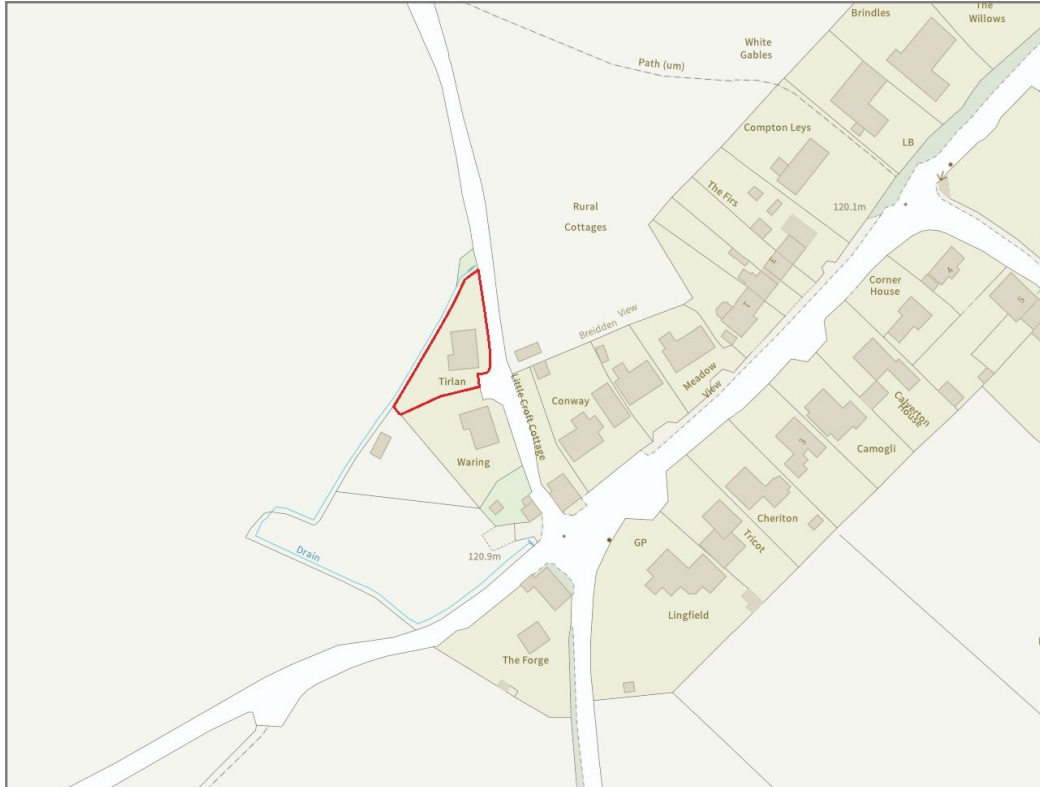
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band B
Services	Mains water, electricity and heating are connected. Septic tank.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

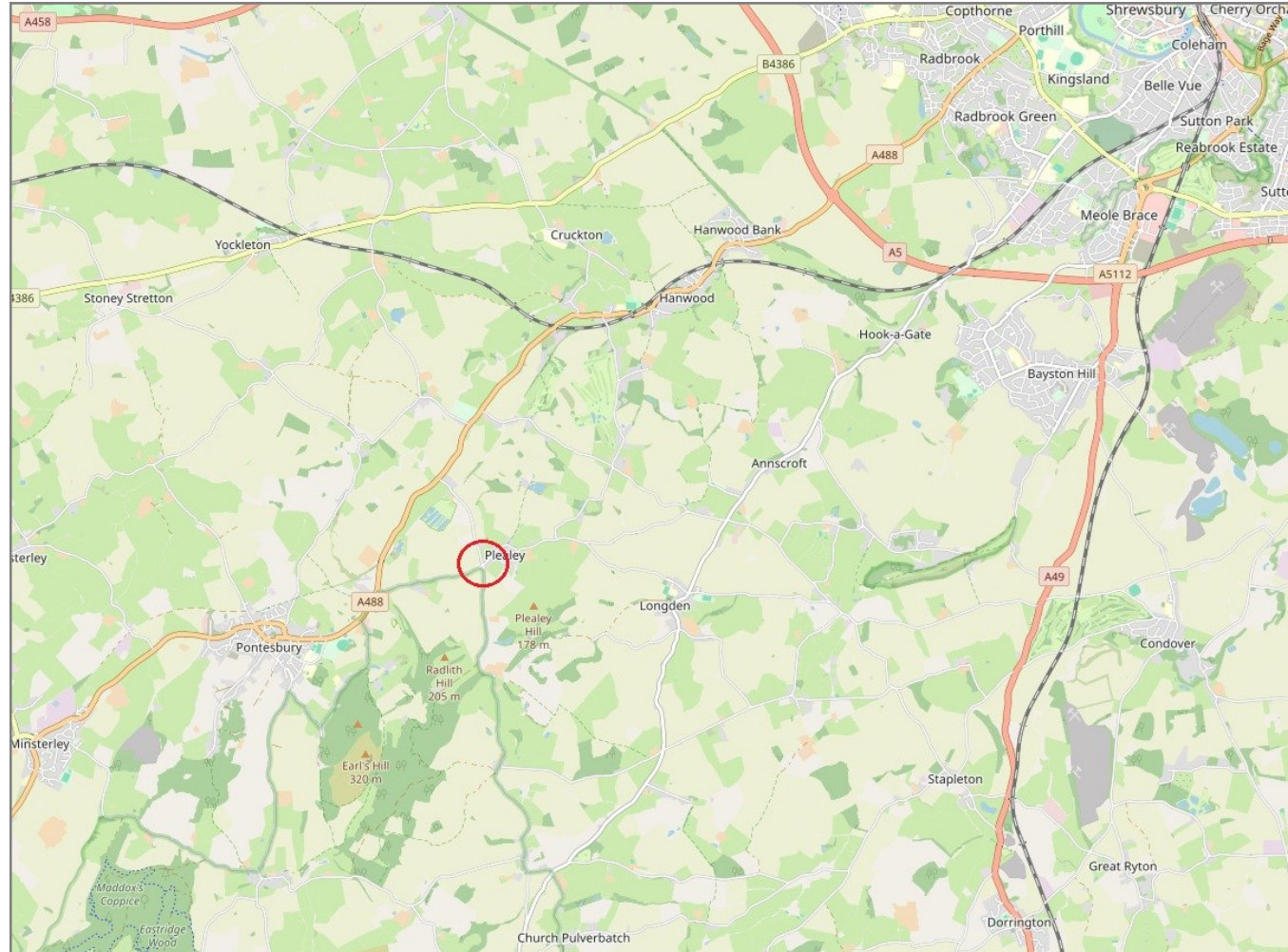
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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