



Moonraker, Merrington, Bomere Heath, Shrewsbury, SY4 3QJ

5 bedroom detached house — £560,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This individually designed detached house occupies a fantastic plot, extending to approx. 1.18 acres, while offering substantial accommodation with plenty of potential for modernisation, and benefitting from attractively landscaped gardens, adjoining paddock, extensive driveway, and double garage.

KEY FEATURES

- Good sized entrance hall with useful storage, access to the integral double garage and staircase leading to a split-level landing
- Open plan kitchen/breakfast room with a range of fitted units, windows to two elevations and door to the separate utility which has built in storage and access to the garden
- Dining room, also used as an additional sitting room, with a window and glazed door to the rear
- First floor double bedroom and family shower room
- On the second floor are three further bedrooms (two doubles and a single), all having built in wardrobes and views over the landscaped gardens and surrounding countryside
- An impressive living room is situated on the top floor, which has a balcony to the rear overlooking the adjoining paddock. There is also another large double bedroom and bathroom on this floor
- Double glazed windows and oil fired central heating
- Beautifully landscaped gardens surround the property, comprising areas of lawn, raised beds, planted borders and a variety of mature shrubs and trees
- An extensive private driveway leads to the front of the property, providing plenty of parking and access to the double garage
- To the rear of the garden is a pedestrian gateway leading to the adjoining paddock which also has gated vehicular access via the lane and would be ideal for a pony or smallholding
- Quietly situated within a lovely semi-rural location, while being just a mile from the popular village of Bomere Heath and a 10-minute drive from the centre of Shrewsbury
- Sold vacant with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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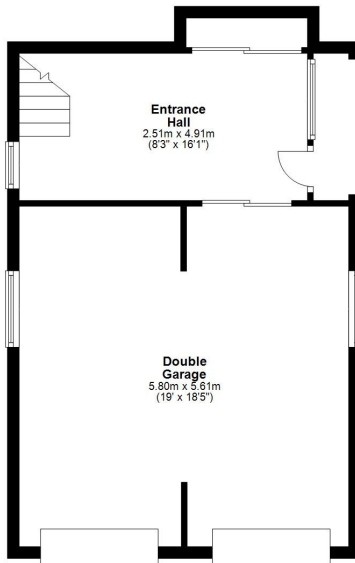
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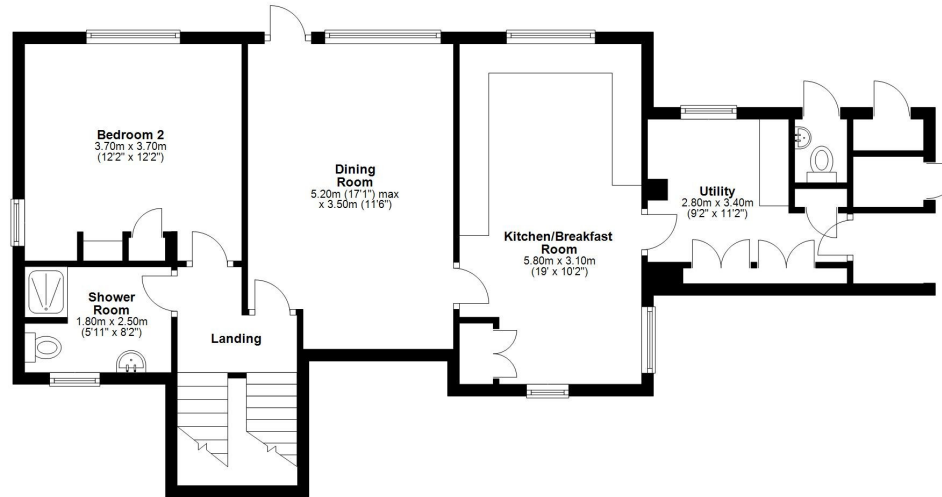
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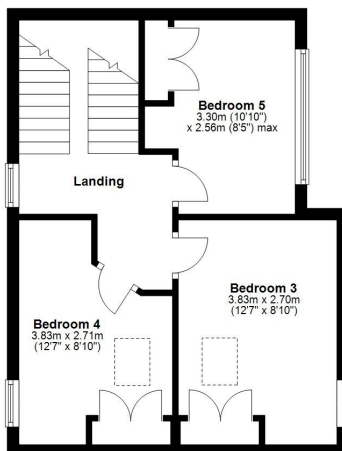
Ground Floor
Approx. 48.4 sq. metres (520.7 sq. feet)



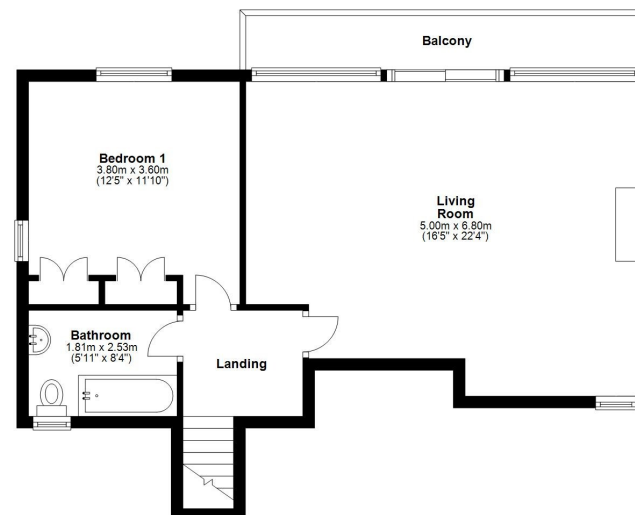
First Floor
Approx. 75.7 sq. metres (815.2 sq. feet)



Second Floor
Approx. 36.7 sq. metres (395.2 sq. feet)



Third Floor
Approx. 57.5 sq. metres (618.4 sq. feet)



Total area: approx. 218.3 sq. metres (2349.5 sq. feet)









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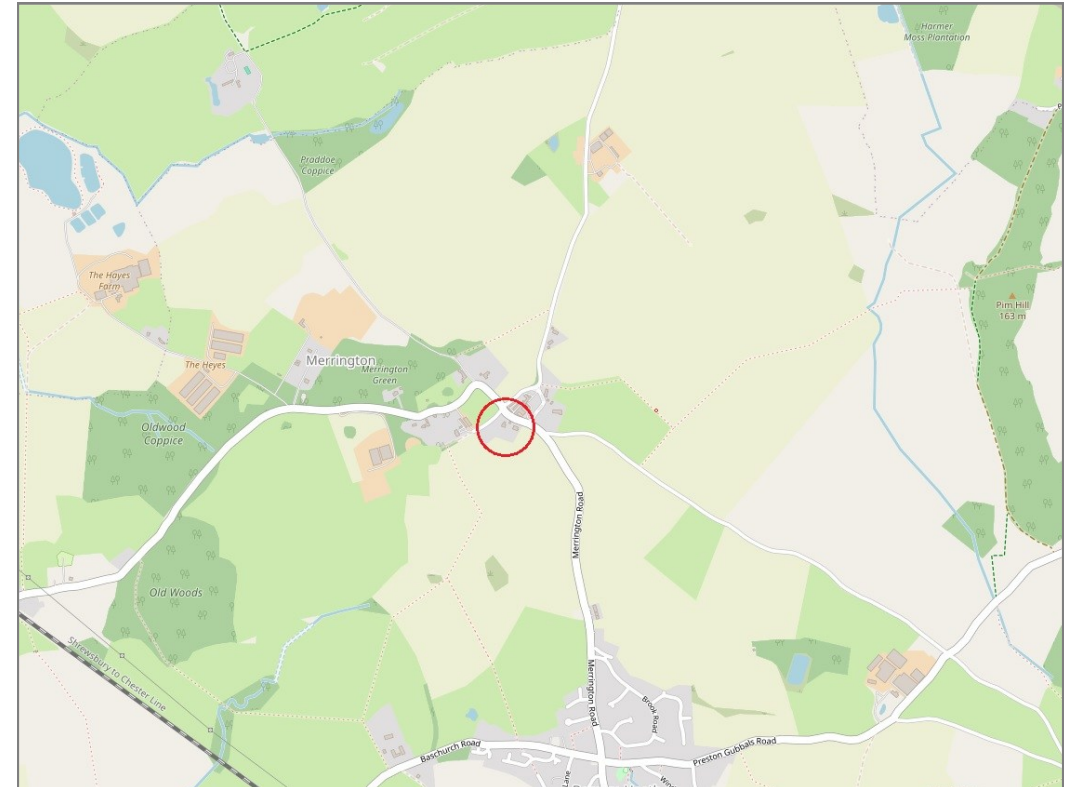
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	TBC
Services	Mains water and electricity are connected. Oil fired central heating and septic tank drainage

 **mortgage advice available**

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

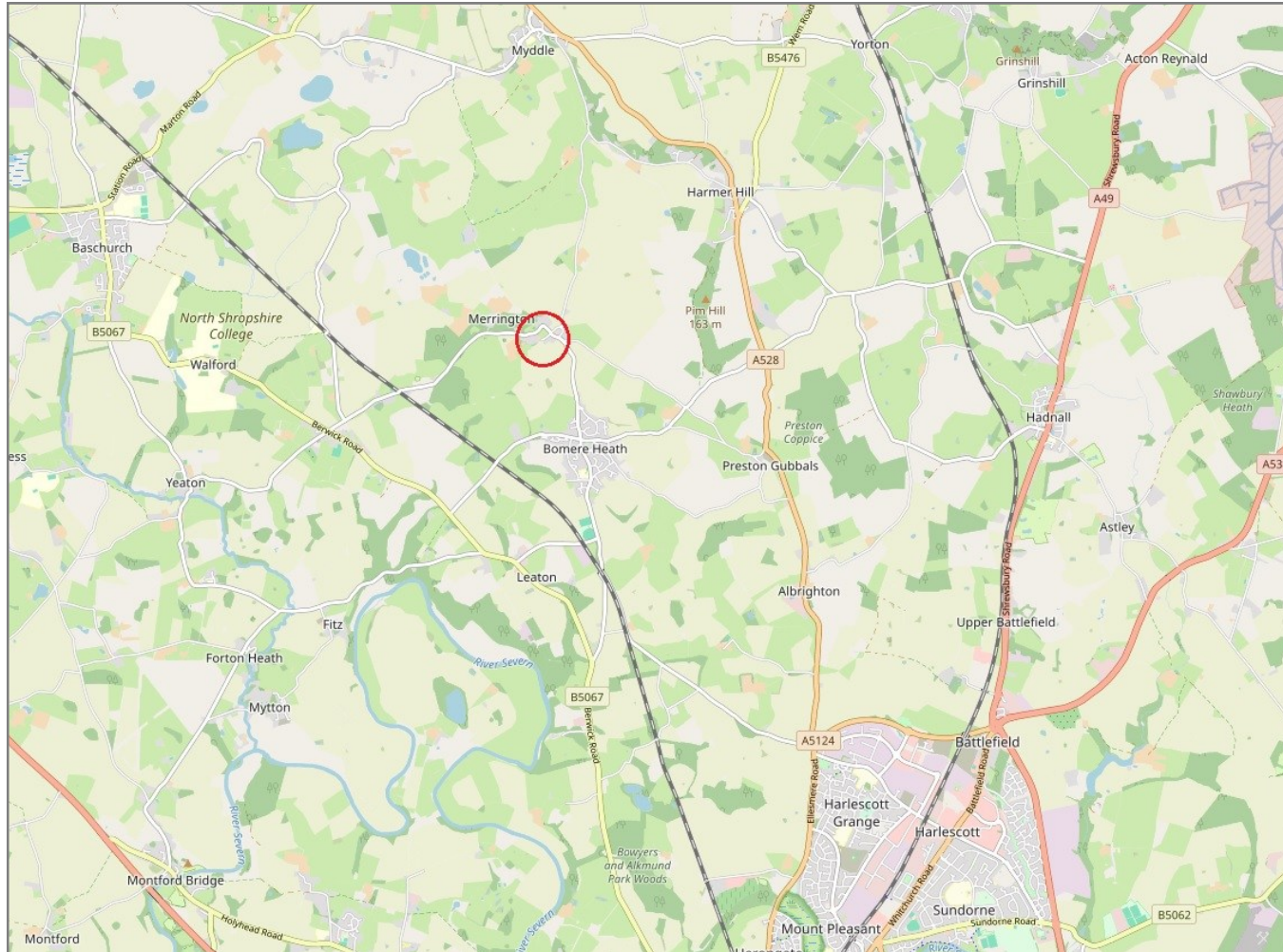
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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