



3 Linley Terrace, Pontesbury, Shrewsbury, SY5 0TH

3 bedroom detached house — £550,000 Freehold

£550,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position with stunning views towards Pontesford Hill, this detached house of character has been significantly improved and extended to provide exceptionally well-designed and versatile accommodation, finished to a high standard throughout, while benefitting from beautifully landscaped gardens and driveway parking, as well as a purpose-built office and studio.

KEY FEATURES

- Impressive open plan kitchen/dining/family room with solid wood boarded flooring, windows to multiple elevations, velux roof lights, and bi-folding doors onto the rear garden
- A range of well-fitted units to the kitchen, complete with a range-style cooker and island unit
- Two good-sized reception rooms, both having feature fireplaces and wood burning stoves, with the sitting room also having useful under stairs storage
- There is also a very practical side hall with access to both the front and rear of the property, a separate utility, and ground floor WC
- On the first floor are three double bedrooms, all having built-in wardrobes, and a well-appointed family bathroom with separate bath and large shower
- Double glazed windows and gas fired central heating via a modern Viessmann boiler
- The beautifully landscaped private garden comprises areas of lawn, a large paved terrace with pergola and climbing vines, fish pond and vegetable patch, as well as planted borders and a covered external storage area adjoining the utility
- Along with a timber garden store and greenhouse, there are two purpose-built offices providing workshop and studio space as well. Both have power, lighting and are fully insulated so could be used as great space to work from home, as a gym, garden room, or as additional accommodation if required
- Block paved driveway providing parking for two cars, with an adjoining planted garden to the front
- A great location on the fringe of the village, a stone's throw from the local primary and secondary schools, Pontesbury's excellent range of amenities, lovely countryside walks, and just a 15-minute drive to the centre of Shrewsbury

Cooper Green Pooks
3 Barker Street
Shrewsbury
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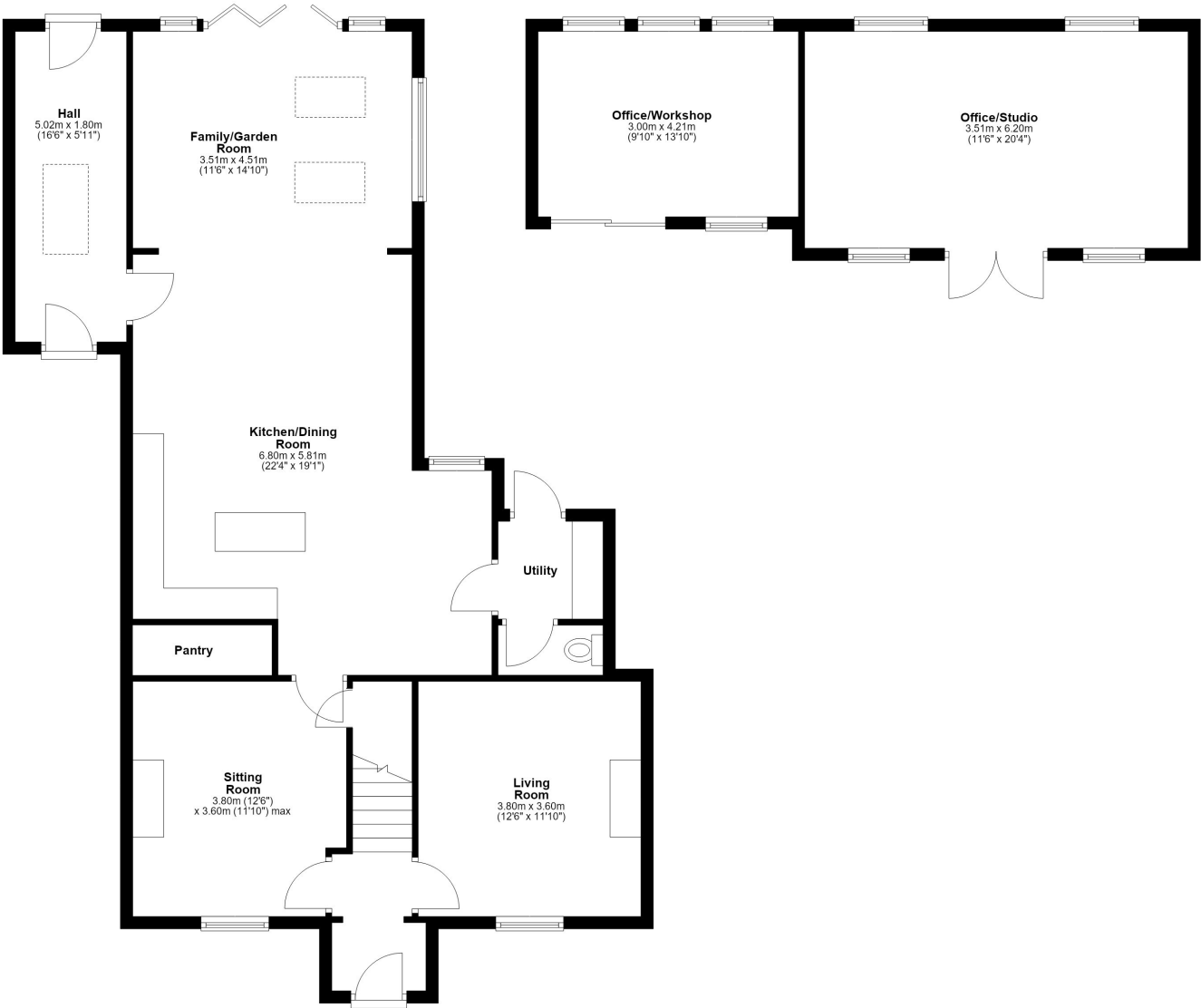


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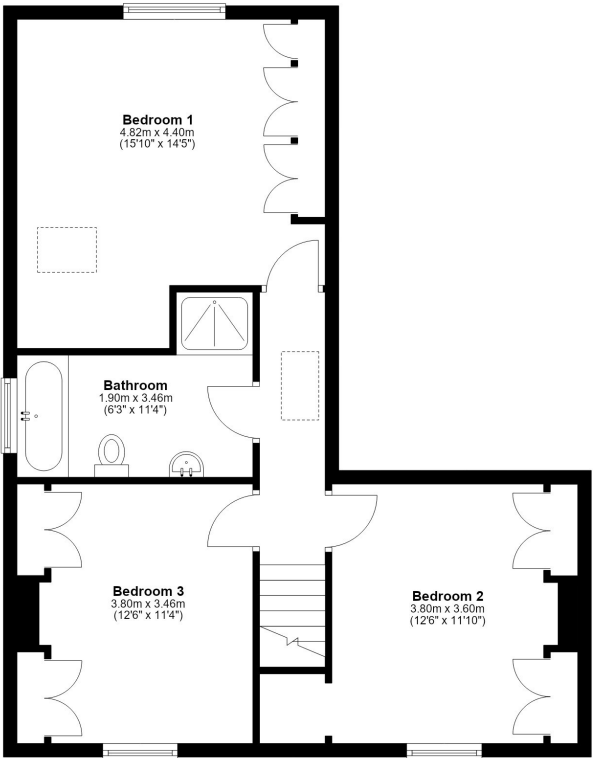
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Ground Floor
Approx. 134.4 sq. metres (1446.2 sq. feet)



First Floor
Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 196.3 sq. metres (2113.4 sq. feet)











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BOUNDARIES NOT CONFIRMED

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

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.

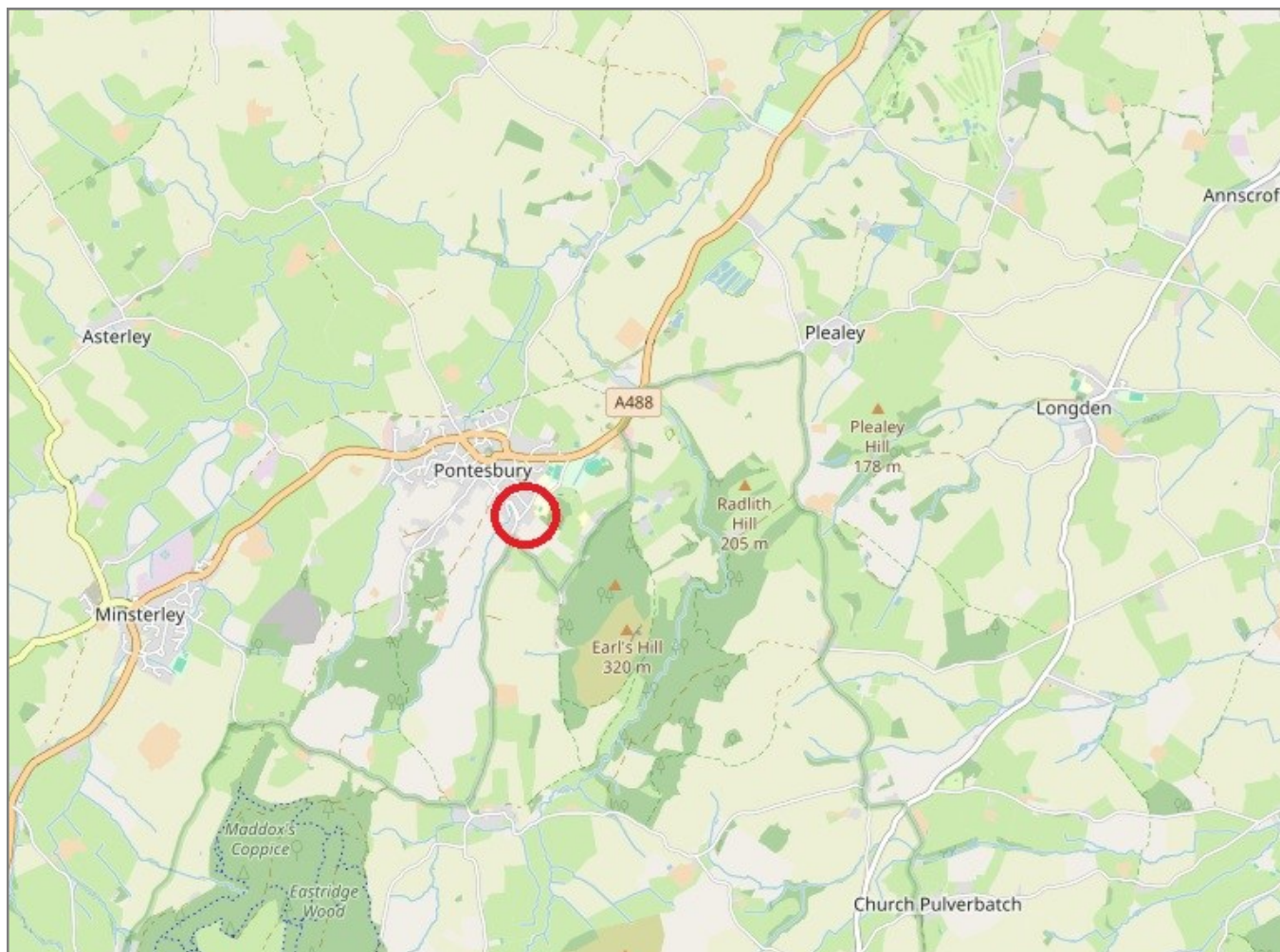
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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