



13 Poplar Crescent, Bayston Hill, Shrewsbury, SY3 0QB

4 bedroom detached house — £450,000 Freehold

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Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

This beautifully presented detached family house offers versatile and well-proportioned accommodation throughout, with an impressive landscaped garden and purpose built home-office, as well as extensive driveway parking. The property is quietly and conveniently situated just a short walk from Long Meadow primary school, Bayston Hill's excellent amenities, and lovely countryside walks.

KEY FEATURES

- Good-sized entrance hall with useful storage, oak flooring which continues throughout the ground floor, and staircase to a light and spacious landing with glazed balustrade
- Living room with feature fireplace, wood burning stove, and bay window to front
- Separate dining room with glazed doors onto the rear garden
- Fitted kitchen with a range of units, granite work surfaces, painted solid maple cupboards and drawers, breakfast bar, and pantry
- The practical utility has further fitted units and provides access to the cloakroom/WC, garden and gym which offers very versatile space and would also make a great study, play room, additional bedroom or reception room
- Staircase with glass and oak balustrade rising to spacious landing with access to loft
- On the first floor are four double bedrooms, all having built-in wardrobes, and a well-appointed family bathroom with shower. Bedroom one also has an en-suite
- uPVC double glazed windows and gas fired central heating
- The fantastic private rear garden comprises areas of lawn, paved terraces, planted borders, mature trees, and gated access to side
- There is also a purpose-built garden office with adjoining store, which has power and lighting, creating the perfect space to work from home or to be used as a studio or garden room/summer house
- To the front of the property is an extensive block paved driveway providing plenty of parking and access to the garage/store
- A great location, just a short walk from the centre of the village, with easy access to the Lyth Hill Nature Reserve and other countryside walks. Meole Brace retail park is also just a 5/10-minute drive away, and the town centre is no more than 15-minutes



Total area: approx. 167.1 sq. metres (1798.8 sq. feet)











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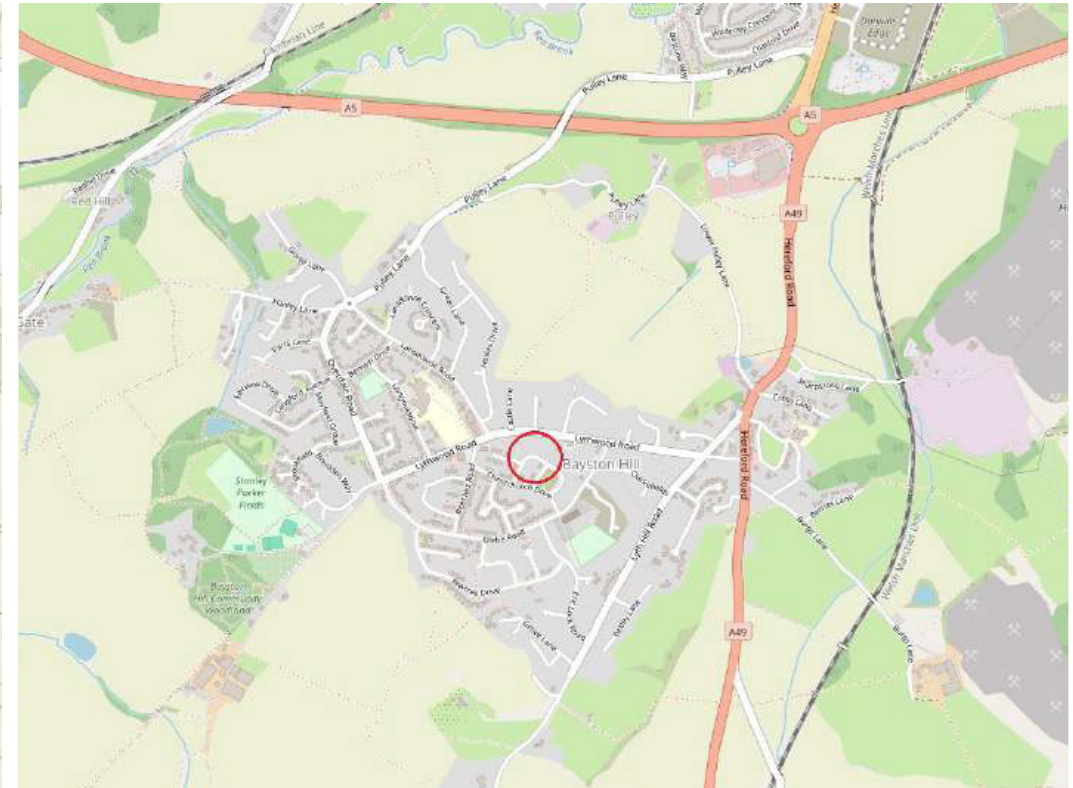
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BOUNDARIES NOT CONFIRMED

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

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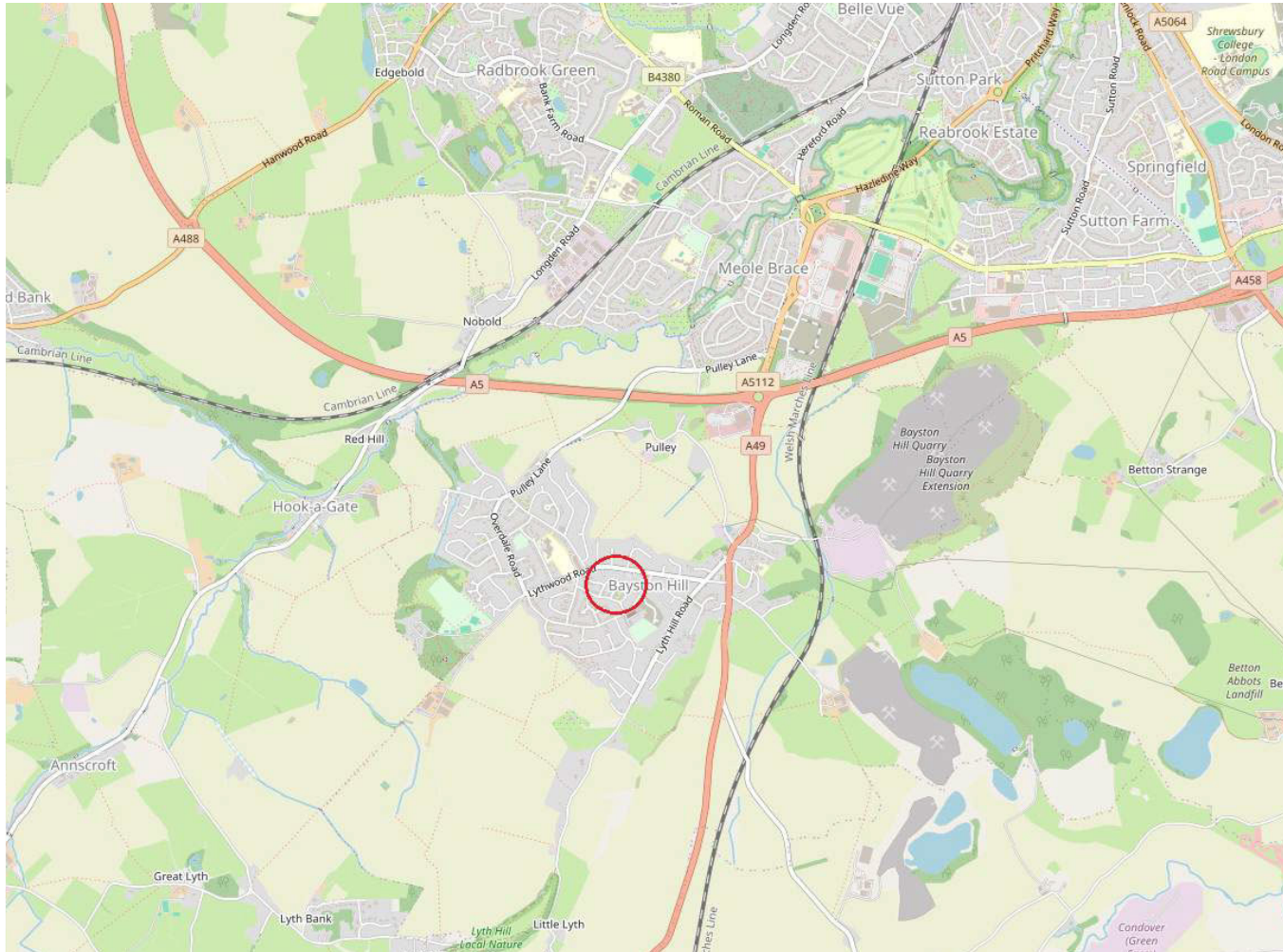
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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