

COOPER GREEN POOKS

Laburnum Cottage, The Radleth, Plealey, Pontesbury SY5 0XG

3 bedroom detached house — £450,000 Freehold

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Coopergreenpooks.co.uk

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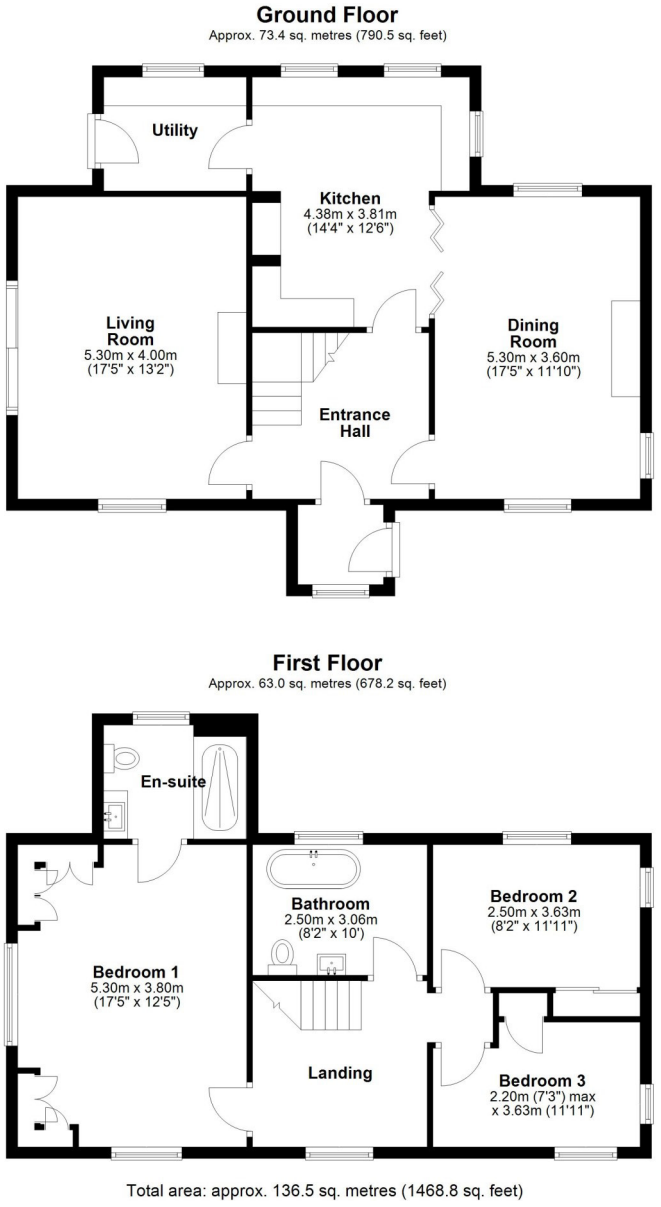
A very attractive detached country cottage offering recently improved and characterful accommodation, along with a beautiful southwest facing rear garden and stunning rural views towards Pontesford Hill.

KEY FEATURES

- Entrance porch to a spacious hall with staircase to the first floor galleried landing.
- Living room with wood burner and glazed sliding doors which open onto the fantastic, raised sun terrace.
- Good sized dining room having natural stone tiled flooring, along with windows to 3 elevations and an original exposed brick chimney breast with cast Iron range.
- Fitted kitchen with AGA, integrated appliances, exposed beams and natural stone tiled flooring to match dining room and hall. Adjoining is a useful utility room that also provides rear access.
- 3 bedrooms all with fitted wardrobes and a large family bathroom with free standing roll top bath. The main bedroom also has a recently re fitted en-suite bathroom which has been finished to a high standard.
- Oil fired central heating and partial double glazed windows.
- Private gravelled driveway providing parking for at least 3 cars.
- A sizable and very private landscaped southwest facing garden, which is mainly laid to lawn with established trees and an extensive Indian stone paved sun terrace, from which there are wonderful rural views across idyllic open countryside.
- Situated just outside the hamlet of Plealey, towards the end of a no through lane shared with just 3 other properties and with direct access to some of the best walks in Shropshire.
- A short drive from the very popular village of Pontesbury, which has excellent primary and secondary schools, as well as some really good pubs, supermarket, butchers and medical centre. The property is also just a 20 minute drive from Shrewsbury.



Total area: approx. 136.5 sq. metres (1468.8 sq. feet)

































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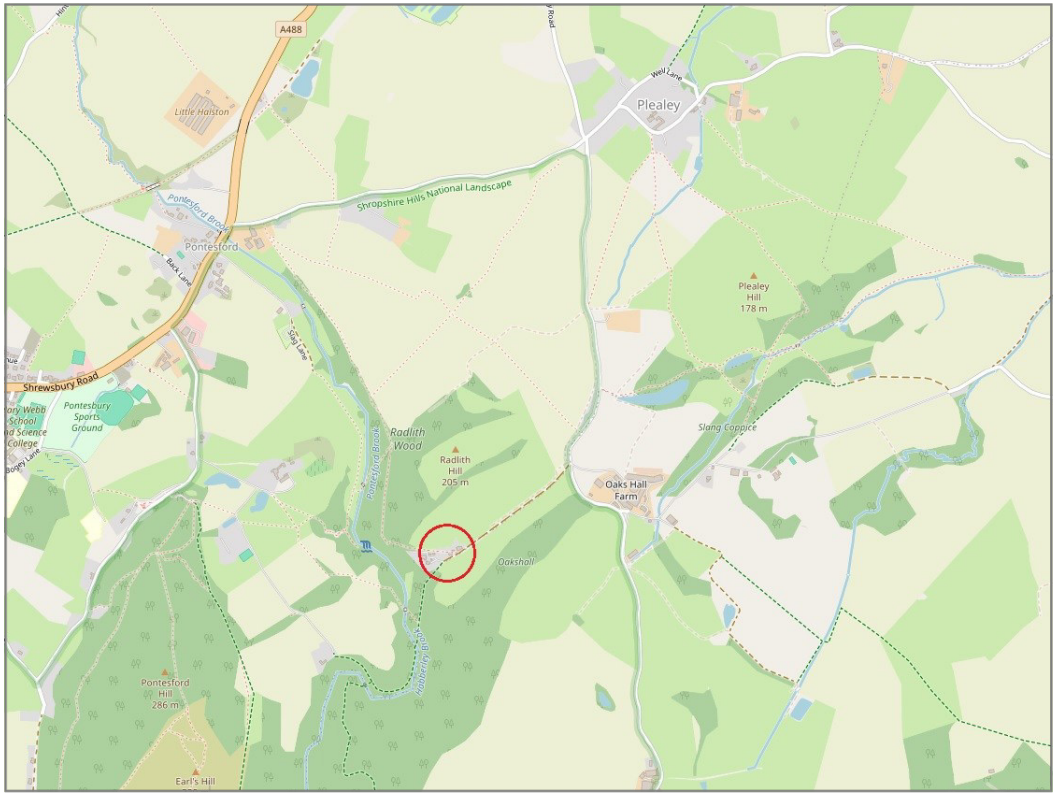

BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band E**
EPC Band	**Band E**
Services	**Mains electricity, Water via a bore hole, Heating is oil fired**
Internet Speed	**300mbps**

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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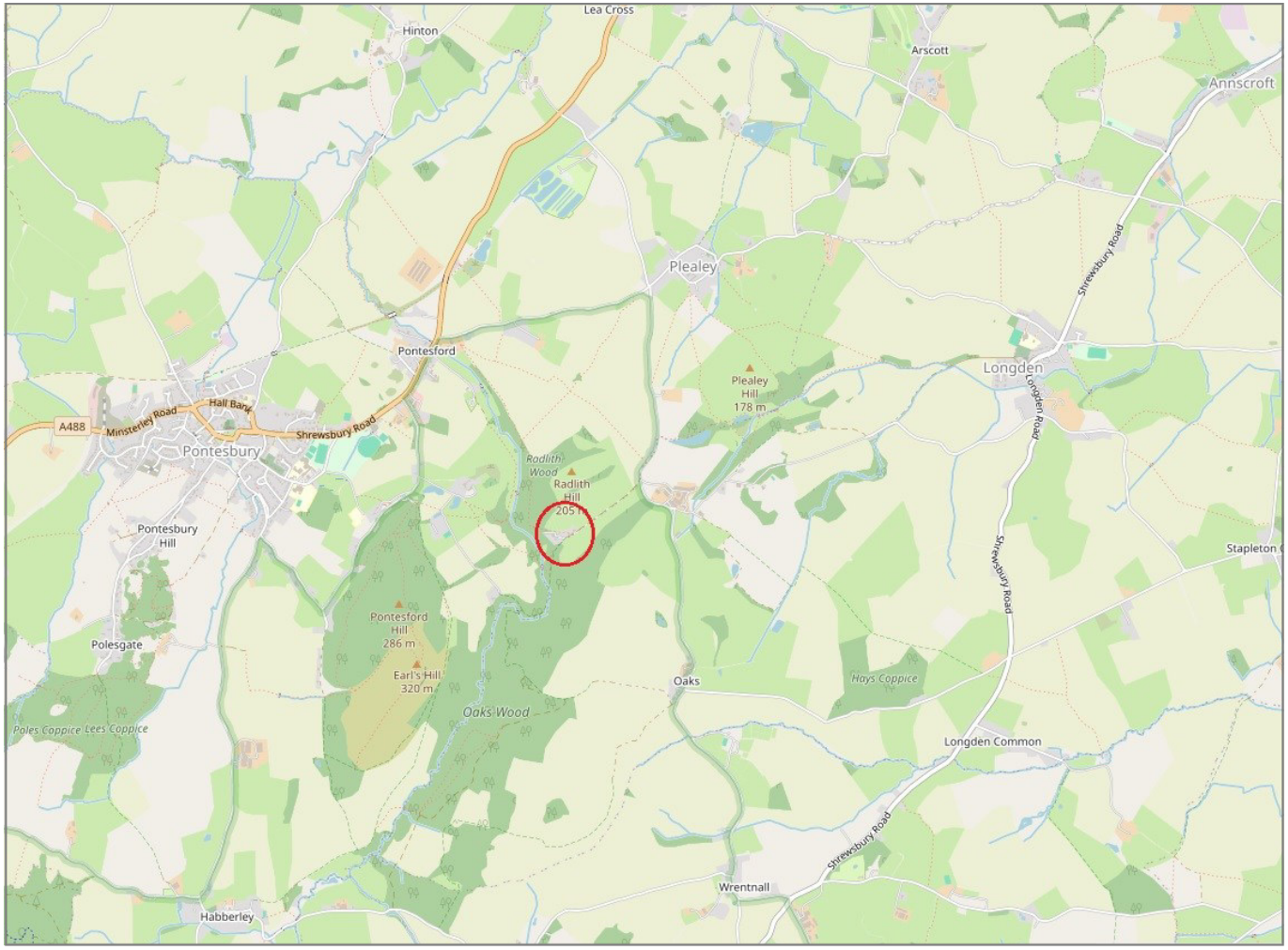

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