ZJ&B

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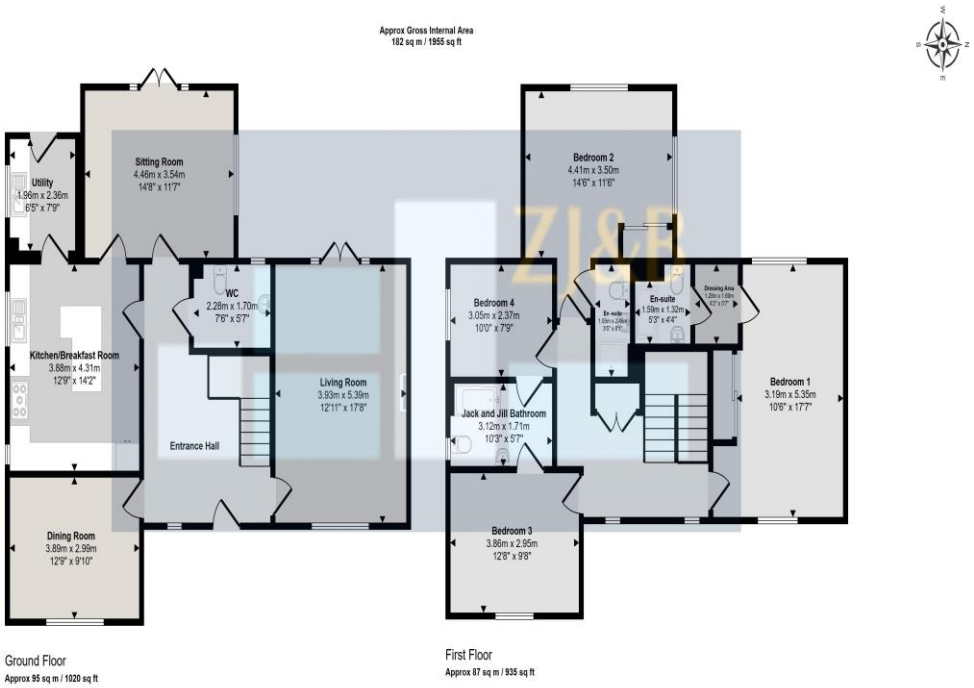
Park House, 4 Cound Park Drive, Cound, Shrewsbury, Shropshire, SY5 6BN

£600,000

A beautifully appointed four bedroom detached residence with double garage and landscaped rear garden set within the exclusive gated development of Cound Hall.

This impressive, beautifully appointed four-bedroom detached residence with double garage is set within the exclusive gated development of Cound Hall with glorious views across to the Wrekin and a picturesque walk to the village. Much Wenlock - 6 miles, Ironbridge - 9 miles, Telford - 11 miles, Shrewsbury - 6 miles, Bridgnorth - 13 miles, Church Stretton - 17 miles, Birmingham - 43 miles. (All distances are approximate). Location - Cound Park Drive was completed in 2006 and is located within the grounds of Cound Hall, surrounded by open Shropshire countryside and farmland just 6 miles south-east of Shrewsbury Town, giving excellent communication links to Telford, Wolverhampton and Birmingham with easy access to the M54 and M6. A regular bus service runs directly from the gated entrance of Cound Park. The village of Cound is rich in history and is home to St Peters Church, dating back to the 14th century, a local cricket ground, tennis club and village hall are within walking distance, along with the gorgeous snowdrop walks. The nearby Riverside Inn pub and restaurant offer gardens down to the River Severn. Schooling in both sectors can be found in the nearby towns of Bridgnorth, Much Wenlock, Shrewsbury and Telford. Features - Park House forms part of this private and exclusive gated development, conveniently located between the towns of Much Wenlock and Shrewsbury. The property is designed with an elegant facade and high ceilings. Park House offers a double detached garage and a beautiful garden to the rear, having uninterrupted extensive views across the neighbouring pond, countryside and the Wrekin beyond. The living accommodation is well configured offering three reception rooms, four double bedrooms and three bathrooms with underfloor heating to both floors along with an expansive loft space. The Birmingham Post quoted Cound, Shropshire, as voted one of the most 'desirable villages' to live in the country. Accommodation - A pathway leads to an attractive front entrance with canopy tiled porch and front door opening into the SPACIOUS RECEPTION HALL. There is a GUEST CLOAKROOM/WC, storage and a turning oak staircase rising to the first floor galleried landing. The LIVING ROOM enjoys a dual aspect with double doors opening out to the garden and an open fire set within a stone surround. A large OPEN PLAN DINING KITCHEN is fitted with an extensive range of matching units including an island while integrated appliances include an electric cooking range, new fridge/freezer and dishwasher, sink unit and microwave. There is a useful UTILITY ROOM providing provision for a washing machine, tumble dryer and chest freezer with a sink unit and door to the gardens. The SITTING ROOM boasts views across the gardens and beyond with two sets of double doors, accessed from both the reception hall and kitchen. A turning Oak staircase rises to the FIRST FLOOR GALLERIED LANDING with access to a large loft space with pull down ladder. The PRINCIPAL BEDROOM SUITE, with a dual aspect, has fitted wardrobes and elevated views across to the Wrekin. A newly fitted EN-SUITE SHOWER ROOM comprises a white suite to include a WC, wash hand basin with vanity unit, heated towel rail and walk-in shower. There are TWO FURTHER DOUBLE BEDROOMS having a JACK & JILL BATHROOM arrangement along with a FOURTH GUEST BEDROOM with fitted wardrobes, dual aspect to the rear with views and a SHOWER ROOM comprising a WC, wash hand basin and shower. Outside - Accessed through the communal gated entry, a tarmac driveway leads to Park House, with a private driveway and lawned gardens. A DOUBLE DETACHED GARAGE is positioned to the side with large loft space above, electric doors to the front, light and power points connected along with the oil central heating boiler and controls for the biomass heating system. The mature, landscaped gardens are predominantly lawned and feature an open outlook with views across the pool and beyond, creating a wonderful backdrop. A patio terrace leads off the back of the property with a sheltered seating/dining area leading to the lawn with planted borders and a mature hedge boundary enjoying a most private aspect.



Council Tax Band G

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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