



20 Pool Road, Hadnall, Shrewsbury, SY4 4BG

3 bedroom detached bungalow — £465,000 Freehold

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£465,000 Freehold—3 bedroom detached bungalow

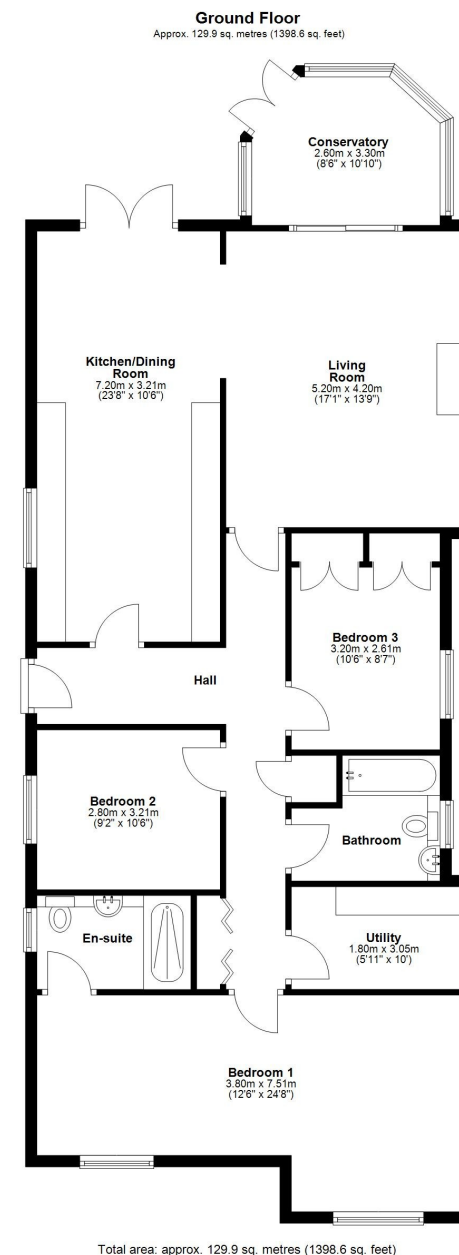
sales@cgpooks.co.uk

This beautifully presented detached bungalow has been significantly improved and re-designed by the current owners to create very practical and well-proportioned accommodation, finished to a high standard throughout, while benefitting from an attractively landscaped garden, driveway parking, and a lovely outlook to the rear.

KEY FEATURES

- Good sized entrance hall with plenty of useful storage
- Impressive open plan kitchen/dining room with underfloor heating, glazed double doors onto the garden
- A range of well-fitted units to the kitchen, complete with integrated appliances, larder unit, and granite work surfaces
- Large living room, which can also be open plan to the kitchen and has underfloor heating, with a feature fireplace and access to the conservatory, which opens onto the garden
- The original integral garage has been converted and incorporated into the main bedroom, creating a light and spacious room with dressing area/study, and a modern en-suite shower room
- Two further double bedrooms, one having built-in wardrobes, and a well-appointed family bathroom with shower
- There is also a very practical separate utility with fitted units and sink, and a part boarded loft with pull down ladder providing excellent storage and potential for conversion
- uPVC double glazed windows, gas fired central heating, and under floor heating throughout the kitchen/dining room and living room. The property was fully re-wired in 2022, including a new circuit board, sockets and switches
- Attractively landscaped private rear garden, adjoining open fields, which has been laid to lawn with a paved Indian stone sun terrace, planted borders, timber garden store, and gated access to side
- Driveway to front providing plenty of parking, with gravelled and planted borders
- A very quiet and private cul-de-sac location, within walking distance of the village store, pub and countryside walks, as well as being just over 5 miles from Shrewsbury town centre

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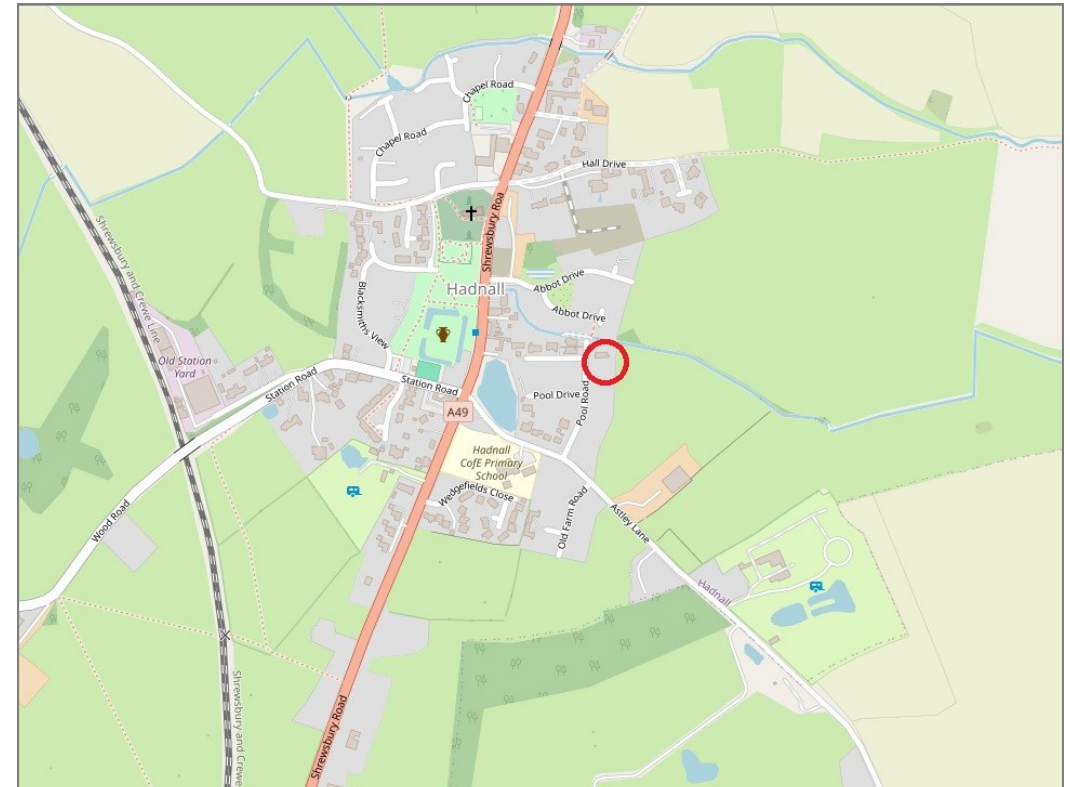
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



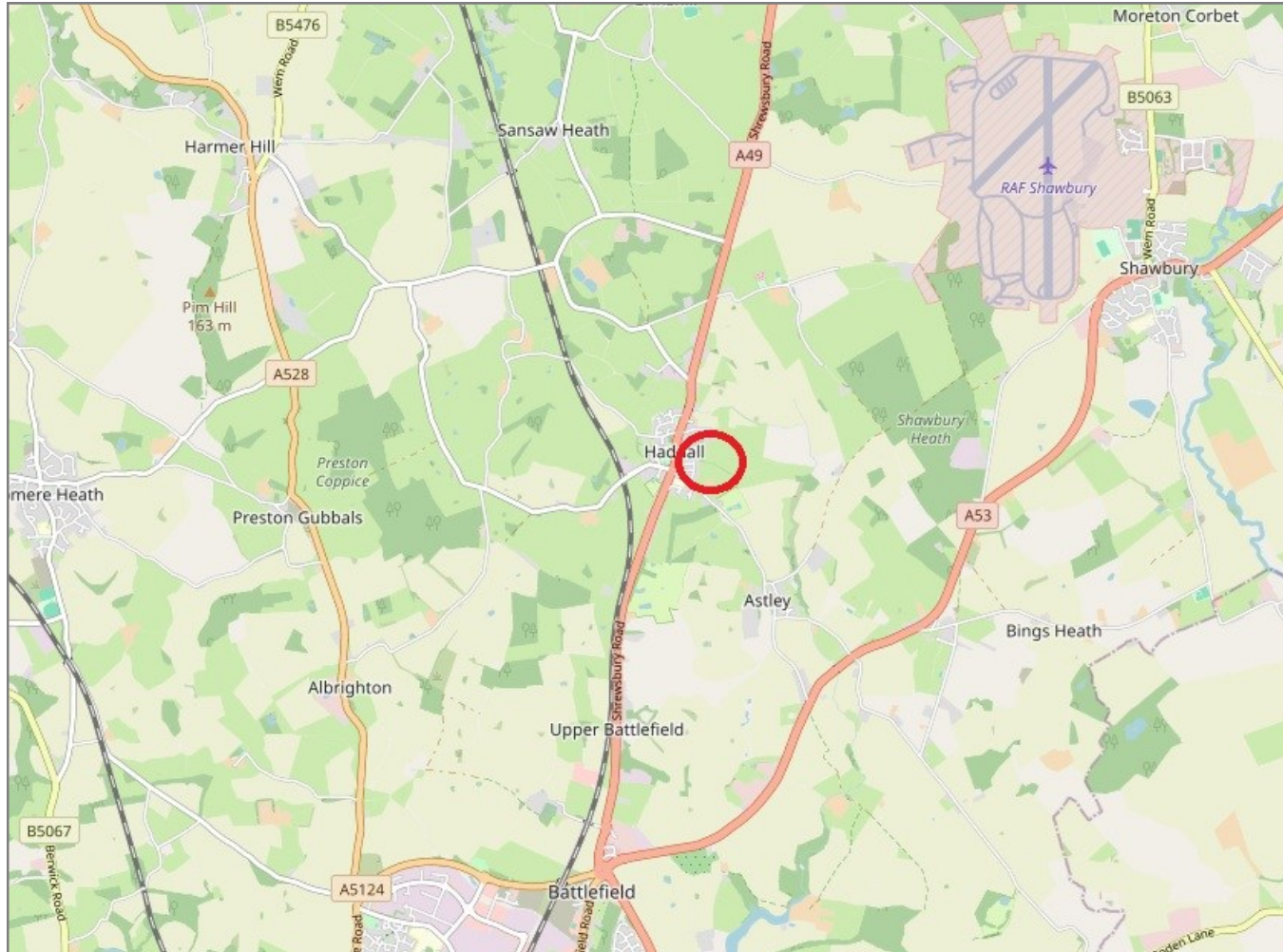
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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