



**Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG**

4 bedroom detached bungalow — £425,000 Freehold

# Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG

Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk

**Occupying a good-sized plot within a lovely setting adjoining open fields, this substantial detached dormer bungalow offers well-proportioned and versatile accommodation throughout, with potential for further extension or modernisation, while benefitting from private front and rear gardens, extensive driveway parking and a large detached garage.**

## KEY FEATURES

- Open plan living/dining room with a feature fireplace and windows to two elevations
- Sitting room/snug, also having a feature fireplace, with access to the versatile study/nursery and staircase to the first floor
- Kitchen/breakfast room, complete with a range of fitted units, space for appliances and breakfast bar
- The separate utility also has fitted units and provides access to both the rear garden and shower room
- Three generous bedrooms are located on the ground floor, as well as a family bathroom
- On the first floor is the master bedroom, which has built in wardrobes, shower and sink unit, and a pleasant outlook to the front
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace, established hedge and access to side
- To the front of the property is a further lawned garden and an extensive gated driveway providing parking for up to ten cars
- There is also a large detached garage (5.5m x 4.4m) with power and lighting, and an additional brick-built store
- Greenacres sits within a fantastic plot, lending itself to further extension or development and would suit anyone looking for vehicle/motorhome parking and storage, or to run a business from home
- A lovely location on the fringe of the village, just a few minutes' walk from the centre of Shawbury where there is a fantastic selection of amenities, including supermarket, GP surgery, takeaways, and primary school, as well as the popular Fox and Hounds gastro pub

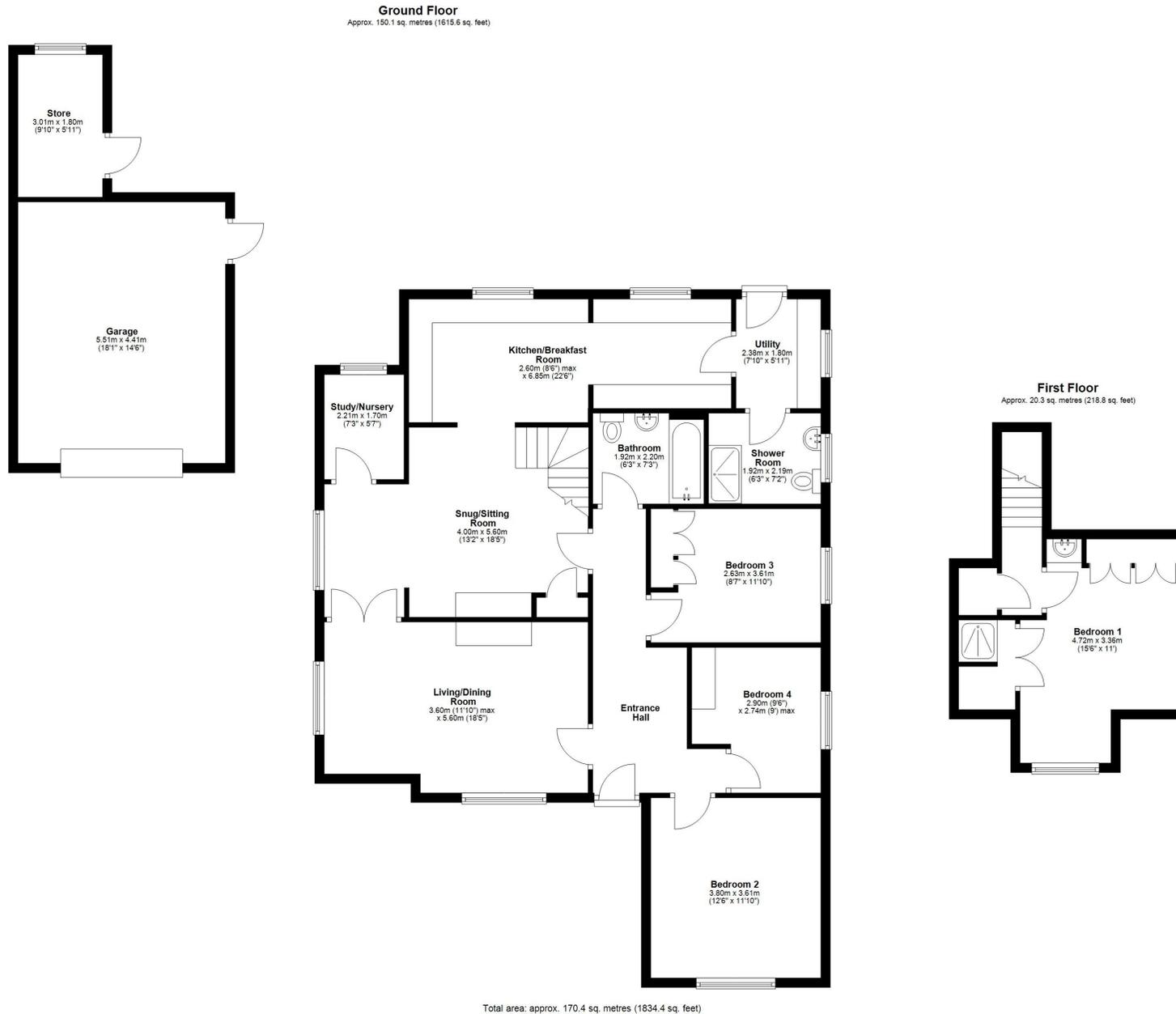


# Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG

Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk









# Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG

Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666



# Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG

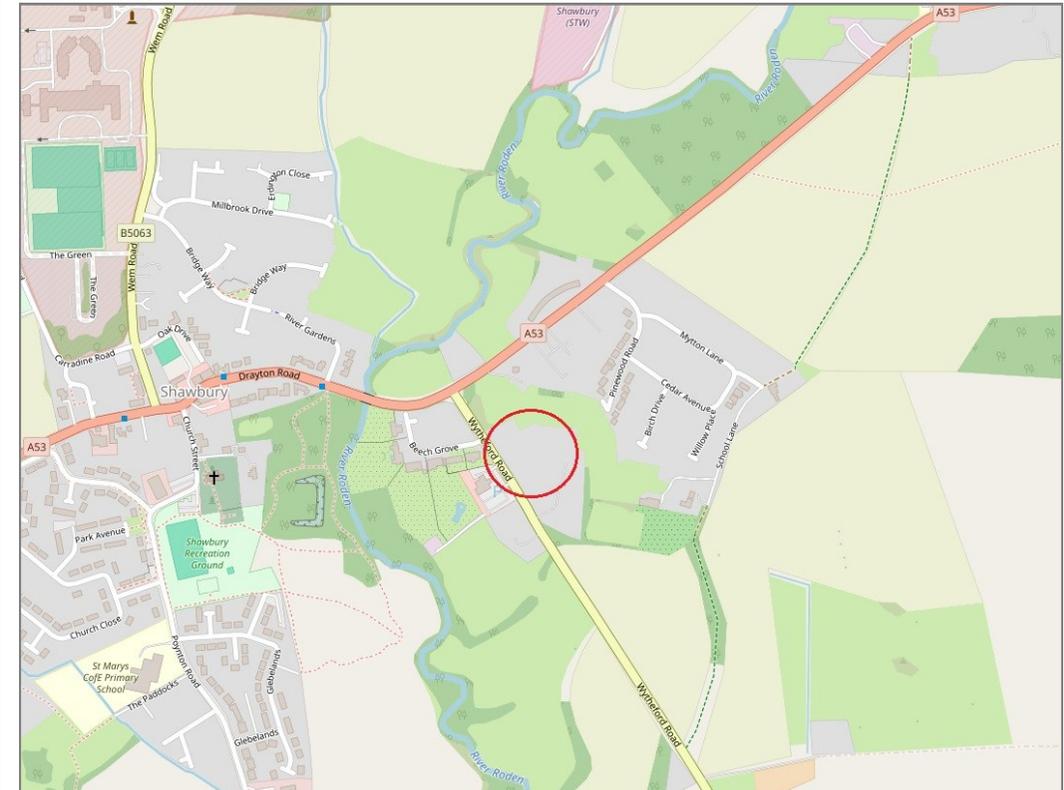
£425,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **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.

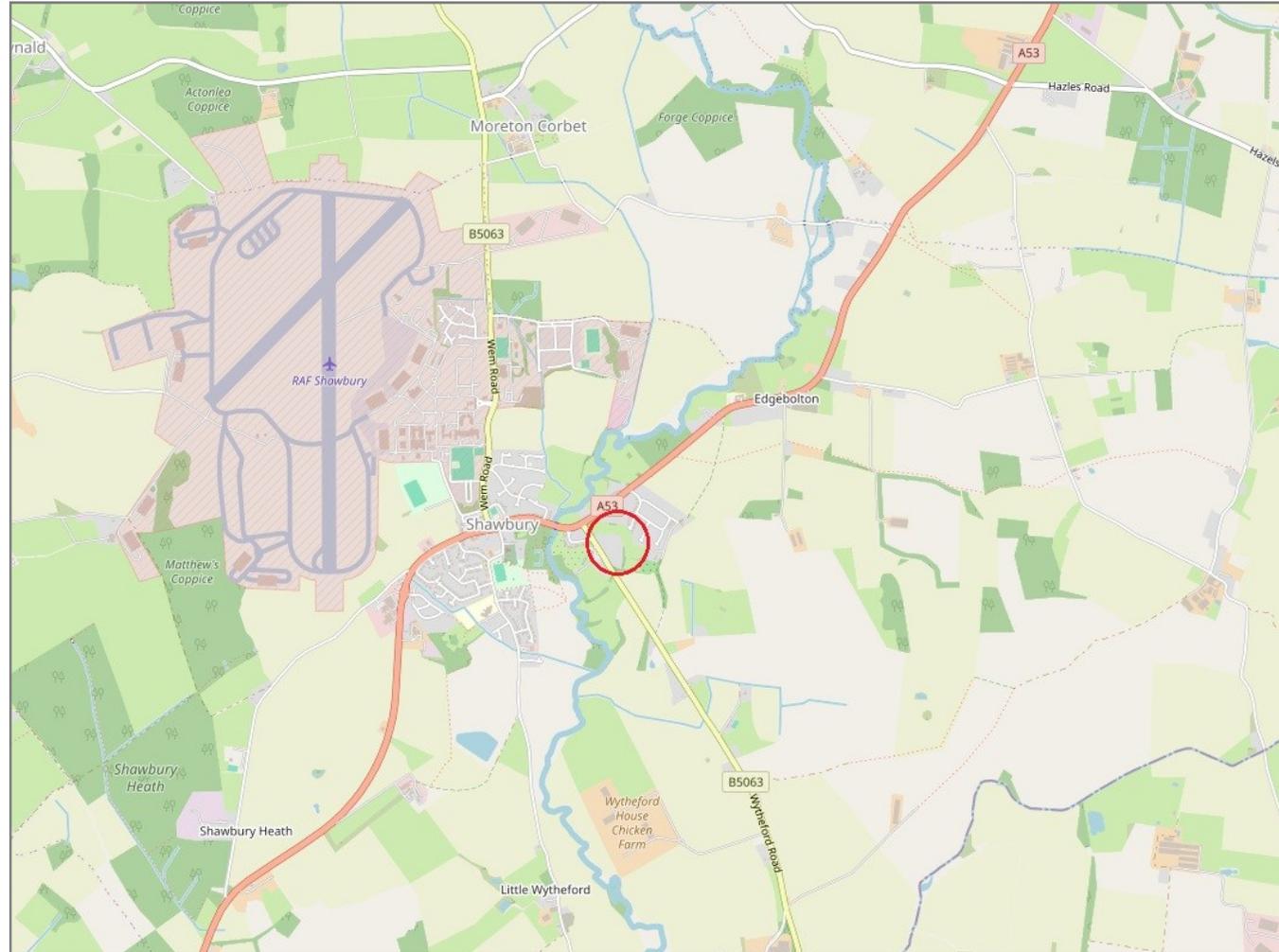
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# Greenacres, Wytheford Road, Shawbury, Shrewsbury SY4 4JG

Coopergreenpooks.co.uk

£425,000 Freehold—4 bedroom detached bungalow

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.