



2 Sunny Bank, Little Ness, Shrewsbury, SY4 2LQ

3 bedroom semi-detached house — £325,000 Freehold

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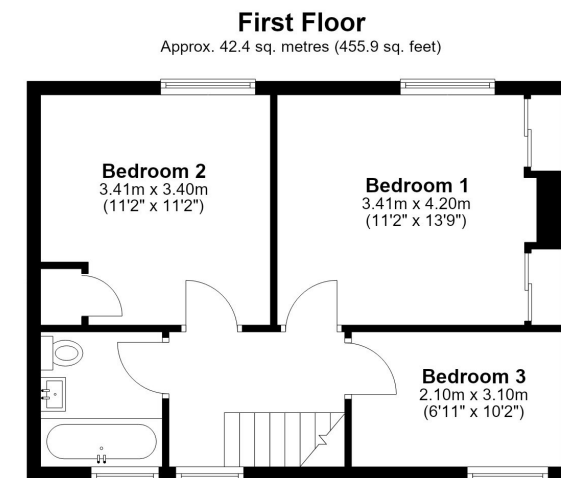
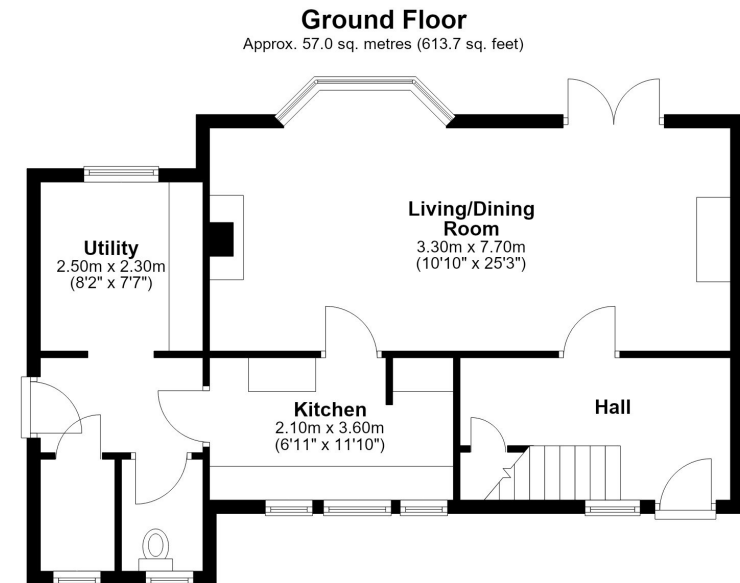
£325,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position with fantastic views over surrounding countryside and towards the Shropshire Hills, this neatly presented semi-detached house offers well-proportioned and practical accommodation, located within a desirable area of the county, with private landscaped gardens and driveway parking.

KEY FEATURES

- Good-sized entrance hall with useful storage and staircase to a light and spacious landing
- Impressive open plan living/dining room with feature fireplace and wood burning stove, bay window and fitted window seat with views to the rear, as well as glazed doors onto the garden
- Separate kitchen with a range of fitted units and space for appliances
- The rear hall provides access to the cloakroom/WC, store room, garden, and very practical utility/boot room
- On the first floor are three bedrooms and a well-appointed family bathroom with shower. Bedrooms one and two also have built-in storage
- uPVC double glazed windows, heating via an air source heat pump, and solar panels to increase energy efficiency. Both the heat pump and solar panels were fitted in 2024
- The private rear garden is mainly laid to lawn with a raised decked terrace, planted borders, and timber garden shed
- At the end of the garden is gated access to a parking area with space for two cars, and potential to create further parking or build a garage if required
- To the front of the property is a further lawned garden with a gated pathway and access to side
- This property is located in a beautiful setting with views to the front and rear over surrounding open fields and towards the Shropshire Hills, spanning from The Wrekin to Stiperstones
- Conveniently situated just 5 minutes from the village of Baschurch, with its excellent amenities, primary school, and Corbet secondary school. There is also a choice of other primary schools within the area, as well as easy access to the A5, and Shrewsbury and Oswestry town centres are both within a 25 minute drive from the property



Total area: approx. 99.4 sq. metres (1069.6 sq. feet)













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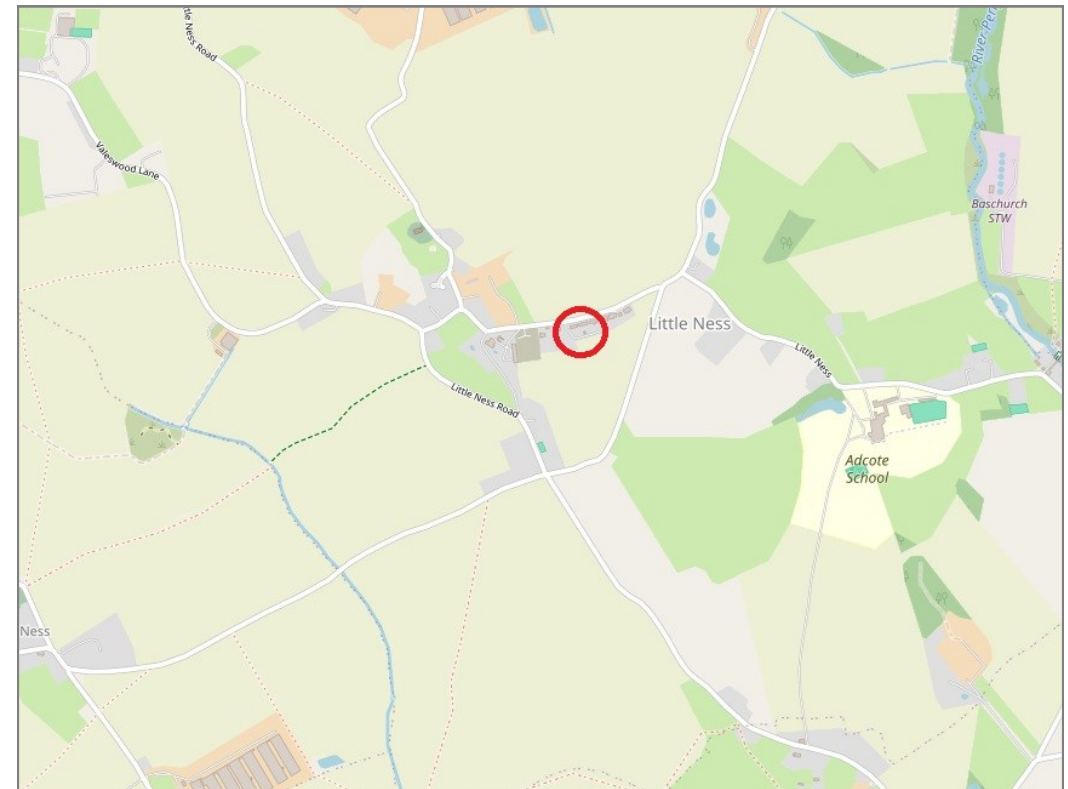
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	Mains water, electricity and drainage are connected.
	Air source heat pump.

 **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.

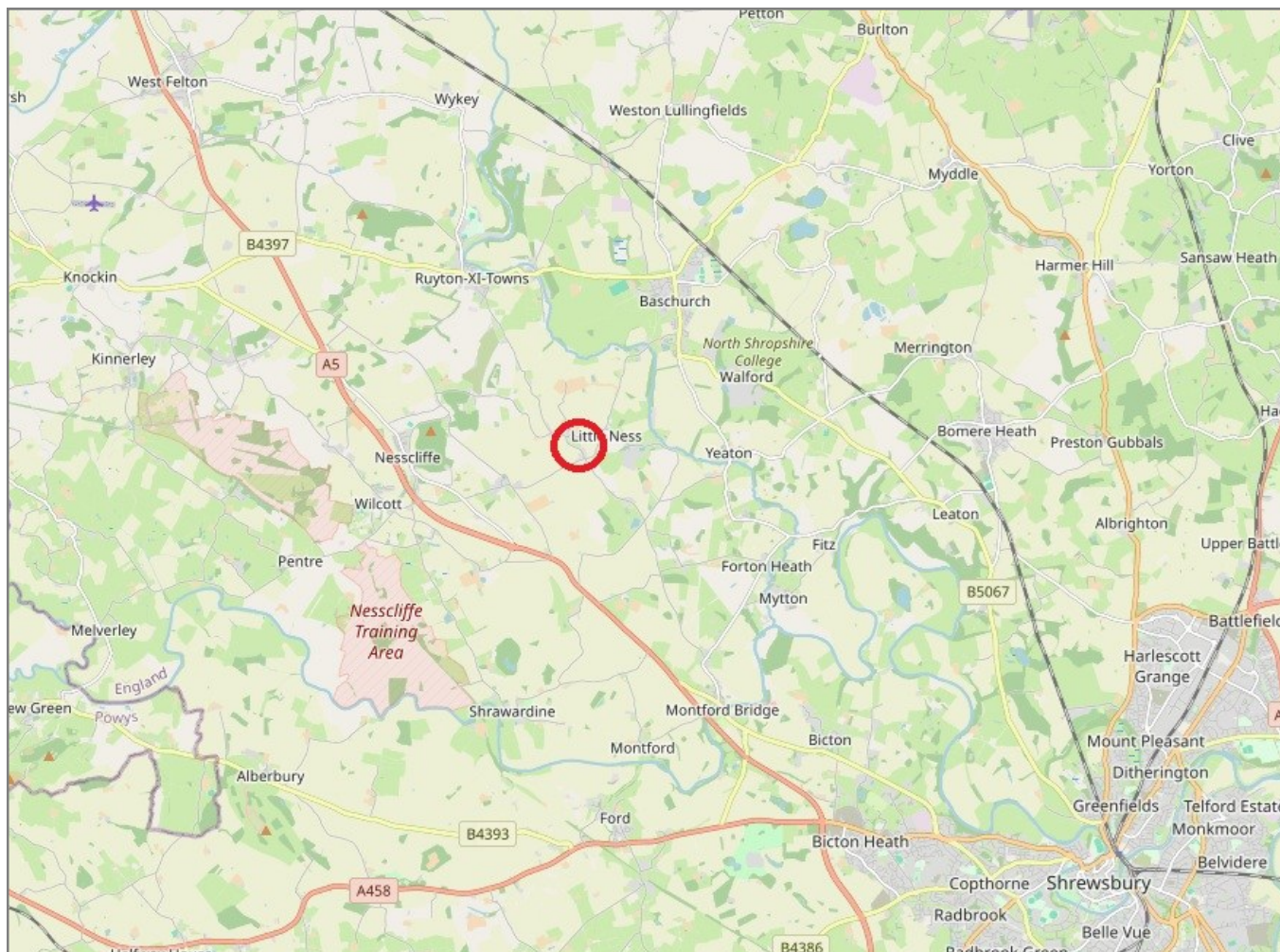
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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