

14 Poynton Road, Shawbury, Shropshire, SY4 4JR

3 bedroom detached house—£315,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This exceptionally well-presented detached house has been significantly improved to provide thoughtfully designed accommodation, finished to a very high standard throughout. The property occupies a lovely setting on the fringe of the village, while benefitting from a south-west facing landscaped garden, driveway parking and detached garage.

KEY FEATURES

- Entrance hall with useful storage and staircase to a light and spacious landing
- Good-sized living room with feature fireplace, wood burning stove, decorative panelling and solid engineered oak flooring which also continues into the hallway
- Impressive open plan kitchen/dining room with porcelain tiled flooring, under stairs pantry, access to side and bi-folding doors onto the rear garden
- A range of well-fitted units, complete with integrated appliances, inset lighting, and island unit/breakfast bar
- On the first floor are three bedrooms and a lovely family bathroom with shower. Bedrooms one and three have been re-configured to create a large double bedroom and dressing area, but could easily be put back to separate rooms if required
- uPVC double glazed windows and gas fired central heating
- Private landscaped south-west facing garden, laid to lawn with planted borders and a fantastic paved sun terrace adjoining the kitchen/dining room
- To the front of the property is a driveway providing plenty of parking, car-port, purpose built timber log store, and a detached single garage
- This property has been recently fully renovated, with upgrades including a full re-wire, new boiler and central heating system, fitted shutters to all front facing windows, replacement flooring and 100% wool carpets, re-fitted kitchen and bathroom, landscaping of the garden, general maintenance and decor throughout
- A very quiet and convenient location, a short walk from the centre of the village where there is an excellent selection of amenities, including supermarket, GP surgery, takeaways, and primary school. Shrewsbury is also just 5 miles away and about a 15-minute drive to the centre of town

COOPER GREEN POOKS

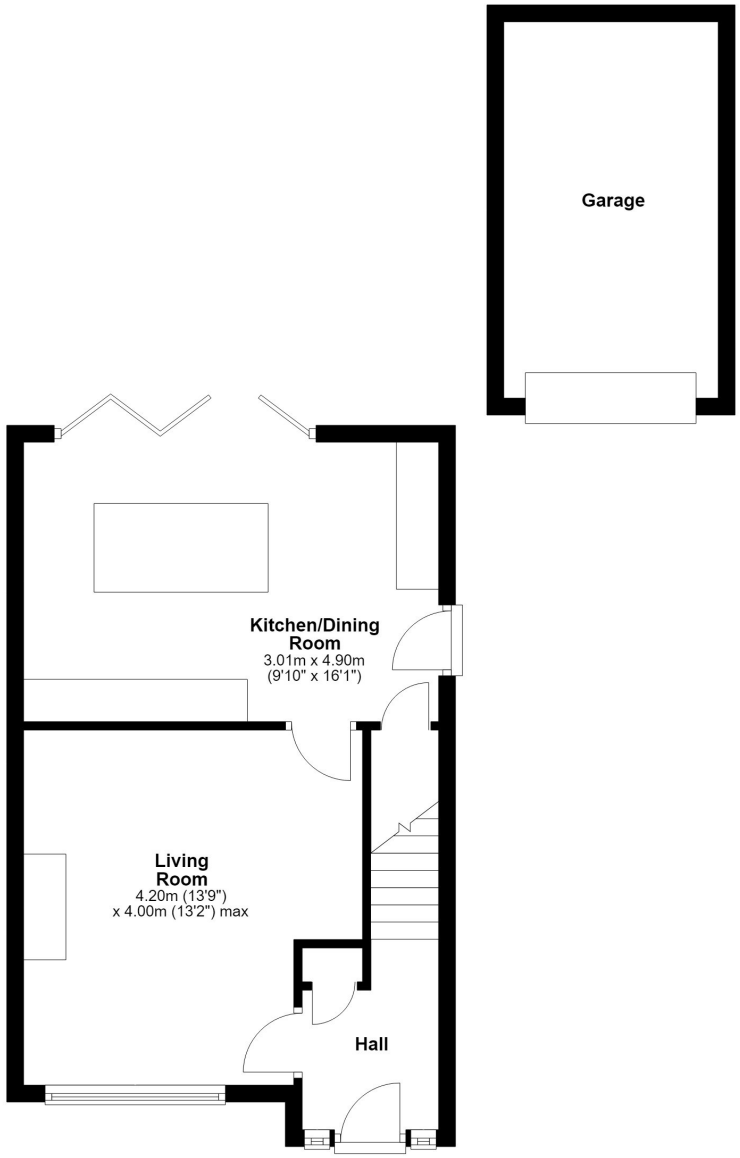
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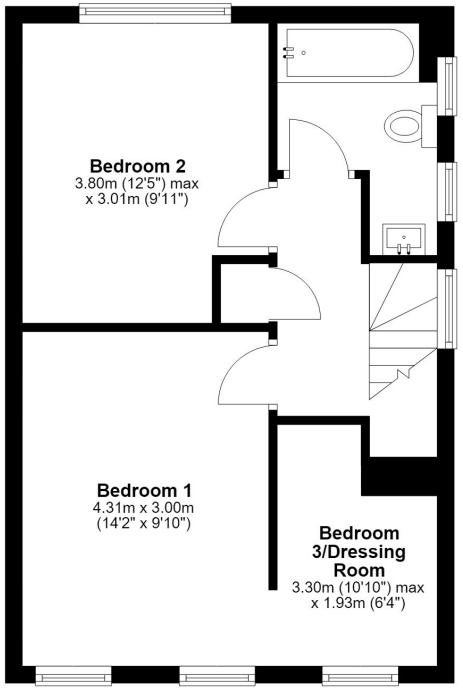
Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.3 sq. feet)











































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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



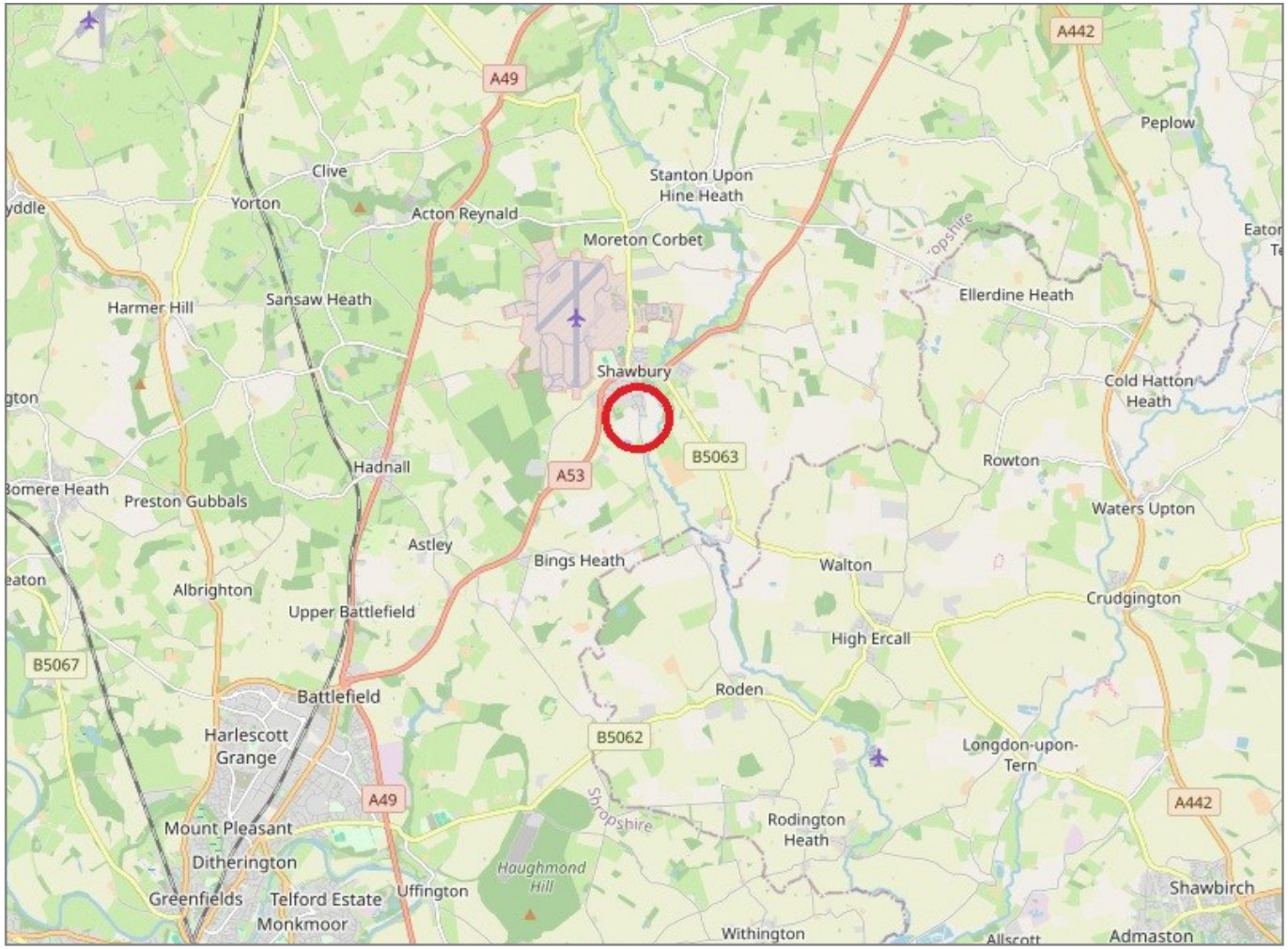
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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