COOPER GREEN POOKS

Harlow, Habberley Road, Pontesbury, Shrewsbury, SY5 0TN

4 bedroom detached house — £550,000 (Offers in the Region of) Freehold

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£550,000 (Offers in the Region of) Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic plot on the fringe of a popular village, with an impressive outlook and views over Pontesford Hill, this individually designed detached house offers well-proportioned and extremely versatile accommodation, having a purpose-built one-bedroom annexe adjoining the main house, as well as large established gardens, plenty of driveway parking, and attached garage.

KEY FEATURES

- Entrance porch opening to a good-sized hallway with staircase to a light and spacious landing
- Lovely open plan kitchen/dining/living room with multiple windows and bi-folding doors onto the rear garden, allowing lots of natural light. The main living area also has a Clearview wood burning stove, and the kitchen is fitted with a range of units with space for appliances
- A very practical separate utility provides access to the cloakroom/WC and the large attached garage, which has an additional utility area/boot room and doors to both the front and rear gardens
- There is also a conservatory with potential for improvement and additional well-proportioned reception room on the ground floor, which could be used as a formal dining room, sitting room, or bedroom
- On the first floor are three generous double bedrooms, a family bathroom with shower, and en-suite to bedroom one. The third bedroom has under floor heating and views over adjoining fields, with potential to create a balcony if required
- The adjoining one-bedroom annexe has been purpose built and very well-designed to comprise an open plan kitchen/living/dining room with wood burning stove, private front door, and glazed doors onto the garden, as well as a double bedroom and en-suite bathroom. This section of the house could be kept completely self-contained and utilised for a dependent relative, as a rental property/holiday let, or incorporated into the main accommodation if required
- Double glazed windows and gas fired central heating, with underfloor heating throughout the kitchen/dining room of the house. The annexe has its own gas boiler and electricity supply
- Surrounding the property are private and well-established gardens, partly laid to lawn with paved terraces, planted borders, mature plants and trees, as well as vegetable patches and a pond
- To the front of the property is an extensive driveway providing plenty of parking, and access to the attached garage which is currently set up as storage and workshop space, but could easily be turned back to a functional garage if needed
- A great location not far from the centre of the village, yet also a short walk from open countryside and some beautiful walks. Pontesbury has a fantastic range of amenities, such as a supermarket, local butchers/bakers, medical centre, chemist, library, great pubs, restaurants and takeaways. There is also a nursery, primary and secondary school.
- Sold with no upward chain

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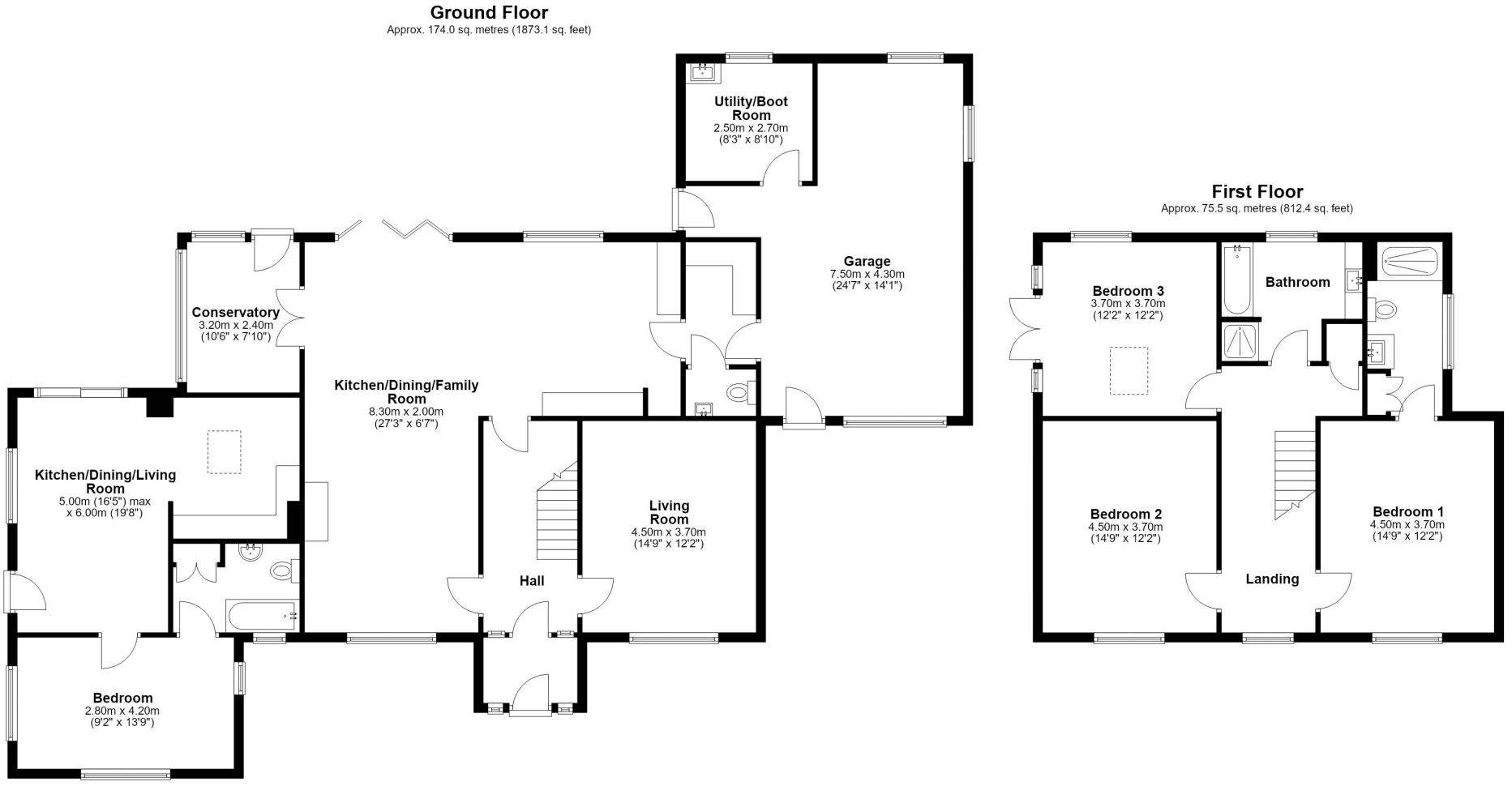

Total area: approx. 249.5 sq. metres (2685.5 sq. feet)

H.W.SCRIVEN

Annexe

Annexe

Annexe

Annexe

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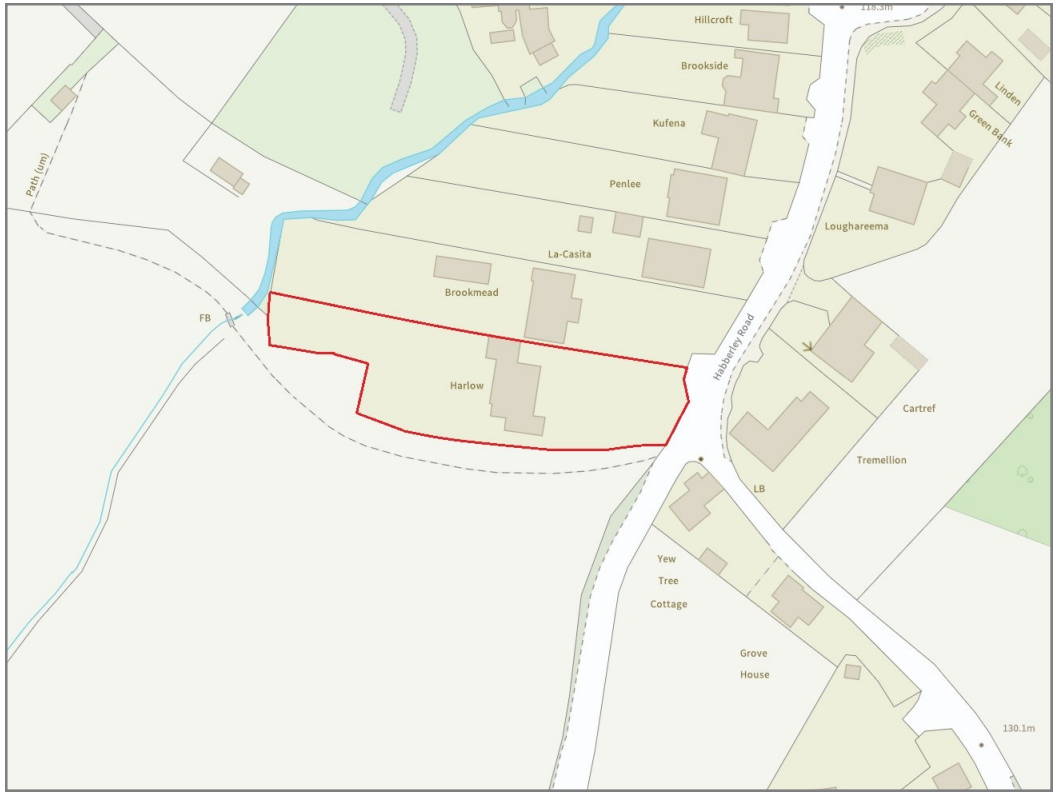

BOUNDARIES NOT CONFIRMED

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

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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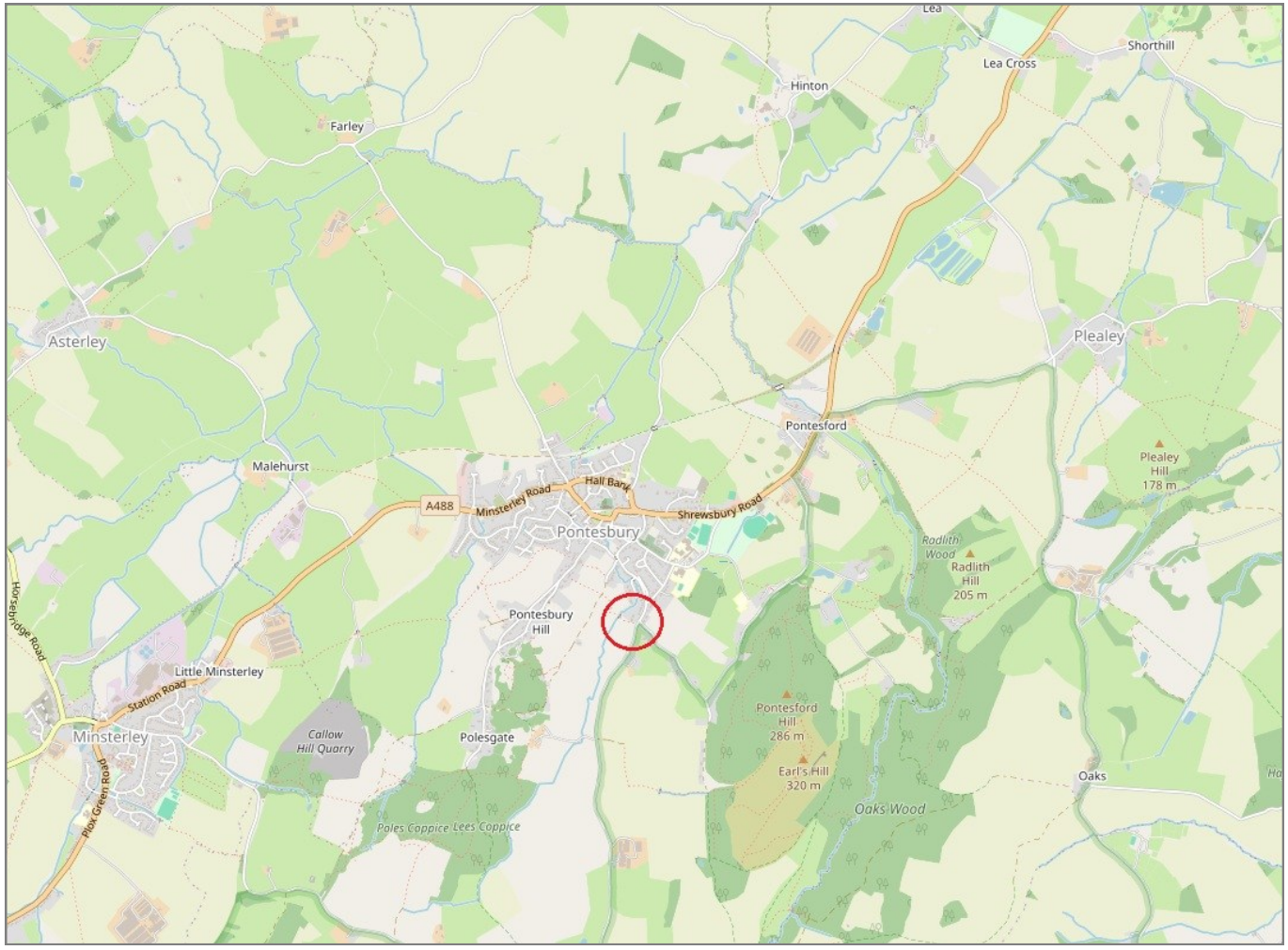

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