



## **Avalon, 2 Church View, Loppington, Shrewsbury, SY4 5SR**

3 bedroom detached house — £415,000 Freehold



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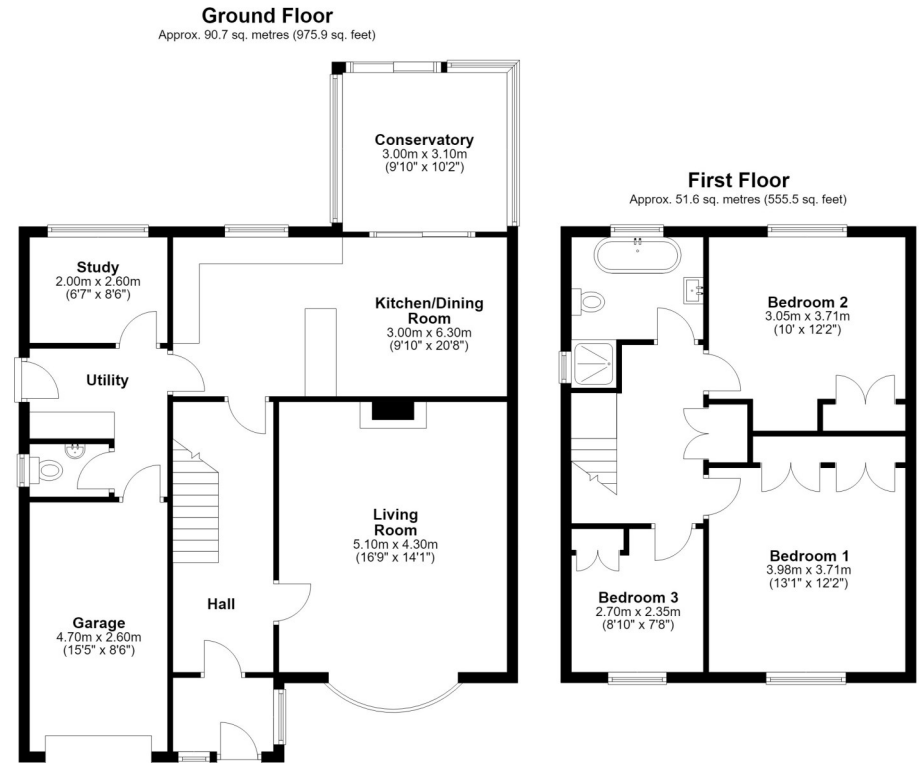
£415,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position adjoining open fields, this beautifully presented detached house has been extended and significantly improved over recent years, providing thoughtfully designed accommodation finished to a high standard throughout, while benefitting from a private landscaped garden, gated driveway and ample parking, and attached single garage.

## KEY FEATURES

- Entrance porch opening to a good-sized hallway with staircase to a light and spacious landing with built-in storage
- Large living room with feature fireplace, Clear View wood burning stove, and bay window to front
- Impressive open plan kitchen/dining room, complete with a range of well-fitted units, integrated appliances, and glazed doors onto the conservatory
- The very practical separate utility provides access to the cloakroom, garage, and study which could also be used as a play room or additional reception room
- On the first floor are three generous bedrooms, all having built-in storage, and a well-designed family bathroom with shower
- uPVC double glazed windows and oil fired central heating throughout
- Attractively landscaped private rear garden, laid to lawn with a paved sun terrace, planted borders, and a selection of fruit trees. There is also a lovely timber summer house with decked veranda offering views over the adjoining fields
- To the front of the property is a gated driveway providing parking for at least four cars, with an adjoining lawned garden and further planted borders
- A great location within a lovely setting, a stone's throw from the church and village pub, less than a 10-minute drive from Wem, and 20 minutes from both Shrewsbury and Ellesmere



Total area: approx. 142.3 sq. metres (1531.4 sq. feet)

























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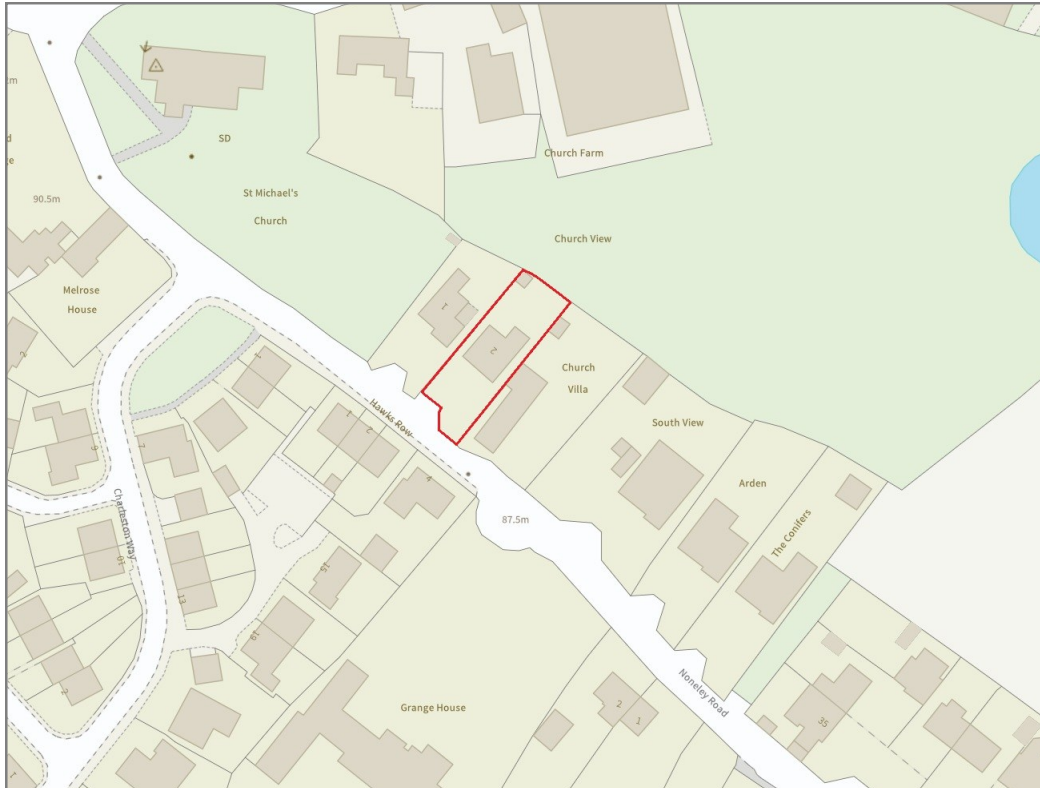
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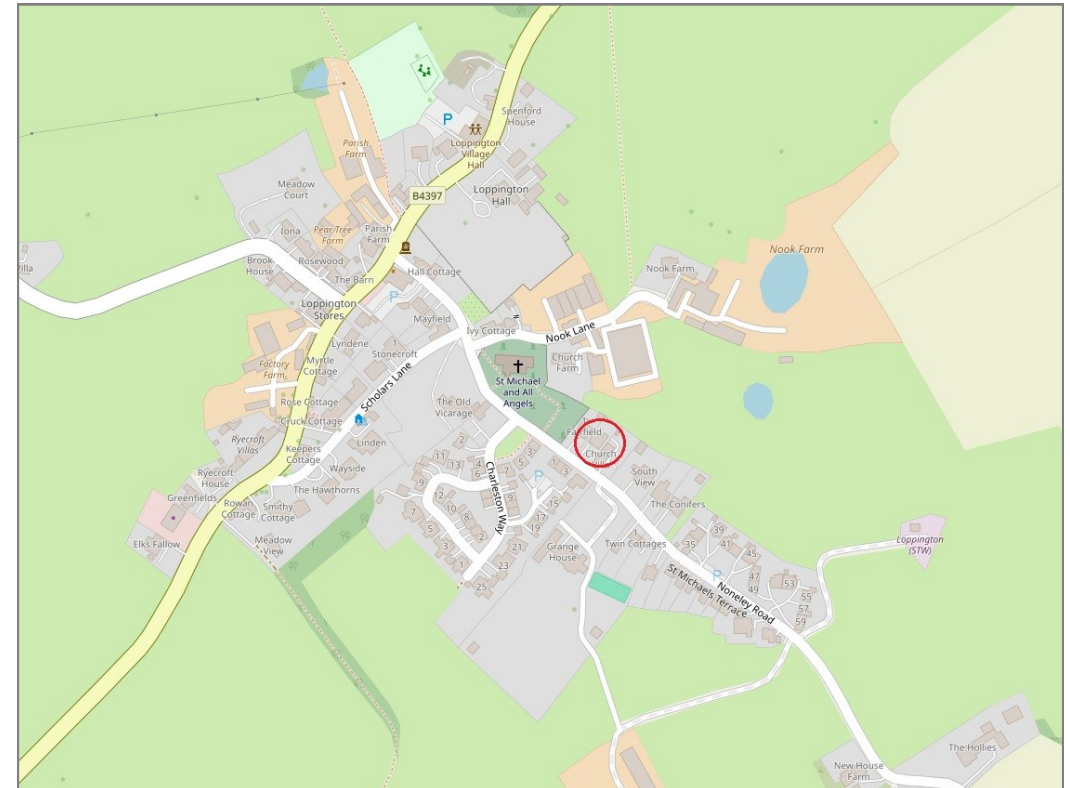
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**BOUNDARIES NOT CONFIRMED**



|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Tenure          | Freehold                                                                           |
| Local Authority | Shropshire Council                                                                 |
| Council Tax     | Band D                                                                             |
| EPC Band        | Band D                                                                             |
| Services        | Mains water, electricity and drainage are connected with oil fired central heating |

**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.

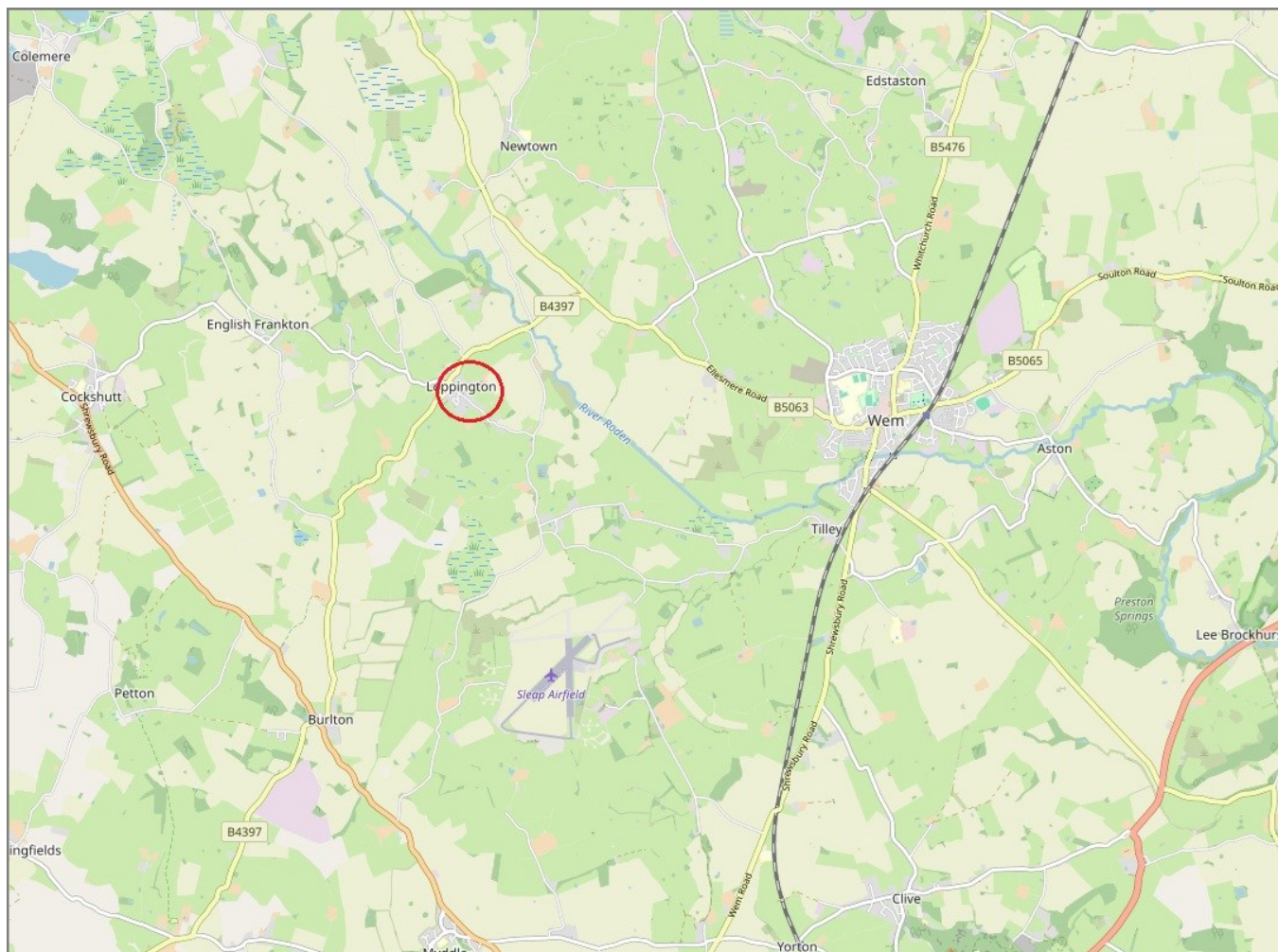


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