



**Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR**

4 bedroom detached house—£675,000 (Offers in The Region Of) Freehold



# Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR

Coopergreenpooks.co.uk

£675,000 (Offers in The Region Of) Freehold—4 bedroom detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**Occupying a fantastic plot with stunning views over open fields and surrounding countryside, this exceptionally well-presented detached house has been recently refurbished to a high standard throughout, offering thoughtfully designed accommodation, benefitting from beautifully landscaped gardens, covered courtyard and extensive gated driveway.**

## KEY FEATURES

- Entrance porch opening to a large living room with feature fireplace, woodburning stove, windows to two elevations, and glazed double doors onto the garden
- Impressive open plan kitchen/dining room, complete with a range of fitted units, range-style cooker, and breakfast bar
- There is also a cloakroom, very practical and well-fitted utility, and a good-sized conservatory on the ground floor
- From the living room, a staircase leads to a light and spacious landing
- On the first floor is a master bedroom with built-in wardrobes and en-suite shower room, two further doubles and a generous single room, as well as a luxury family bathroom with separate shower and bath, and additional en-suite to bedroom two
- Due to the original design, the house benefits from plenty of natural light created by large windows, with most rooms offering views to multiple elevations
- Oil fired central heating throughout via a replacement boiler and heating system (within the last 2-3 yrs)
- Beautifully landscaped private gardens extend to both sides, front and rear, comprising areas of lawn, raised terraces, established trees, and a useful timber store. As part of the renovation, a lovely covered outdoor kitchen area has been created with further paved terrace and outdoor seating, making the most of the views over open fields in the background
- The extensive gravelled driveway provides parking for plenty of vehicles and has gated access to the front
- Oaklands is located within a very peaceful setting, just a 5-minute drive from the villages of both Baschurch and Bomere Heath, with Shrewsbury town centre being just a 10-minute drive away
- Planning permission has been granted for a rear one and two-storey extension and a double garage
- Planning reference - 25/03265/FUL

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF  
[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666

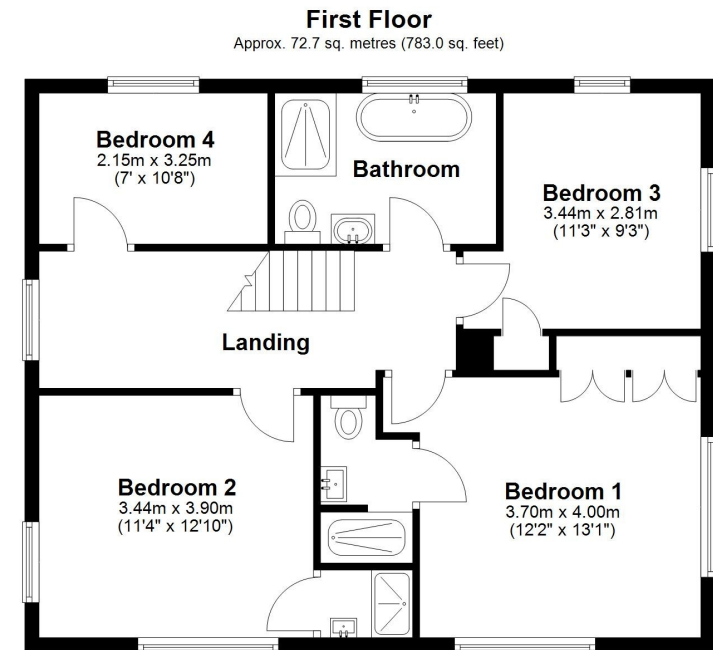
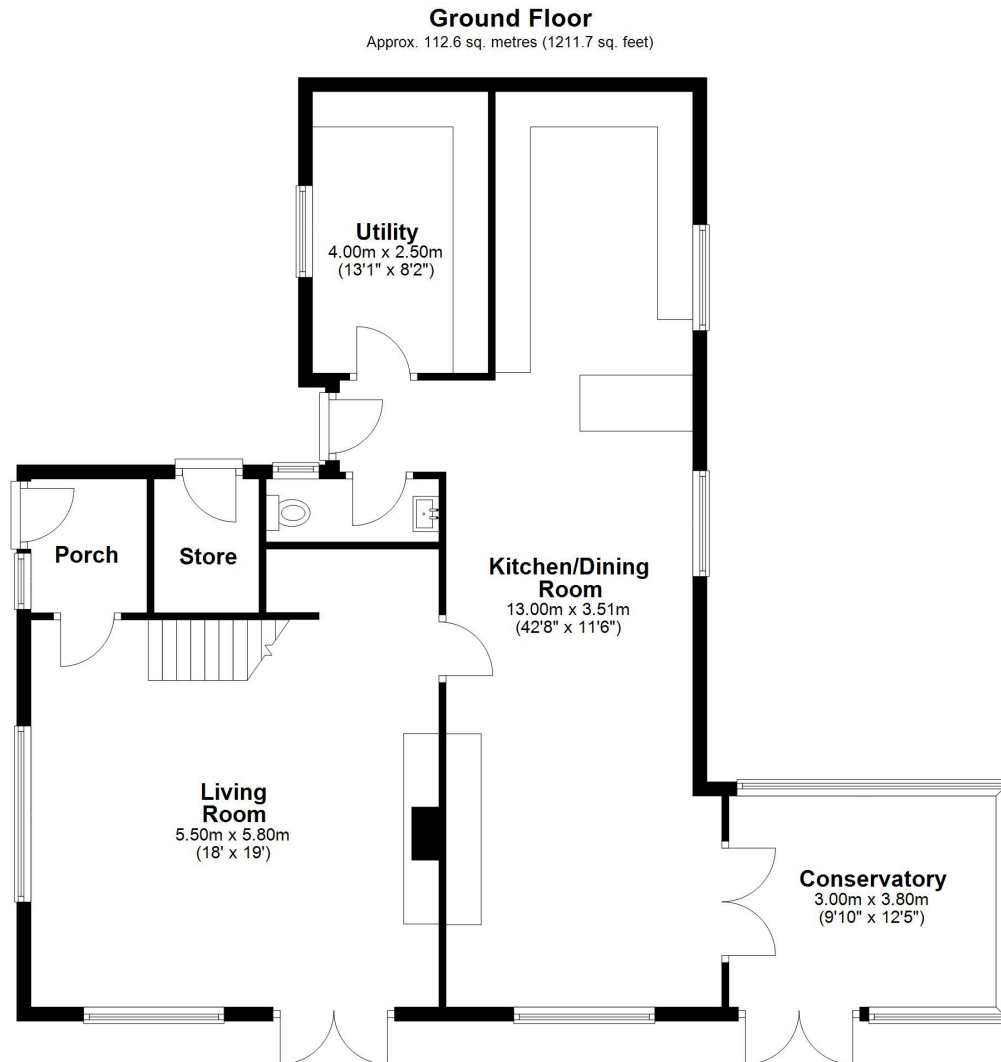


# Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR

Coopergreenpooks.co.uk

£675,000 (Offers in The Region Of) Freehold—4 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 185.3 sq. metres (1994.7 sq. feet)



































# Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR

£675,000 (Offers in The Region Of) Freehold—4 bedroom detached house

sales@cgpooks.co.uk

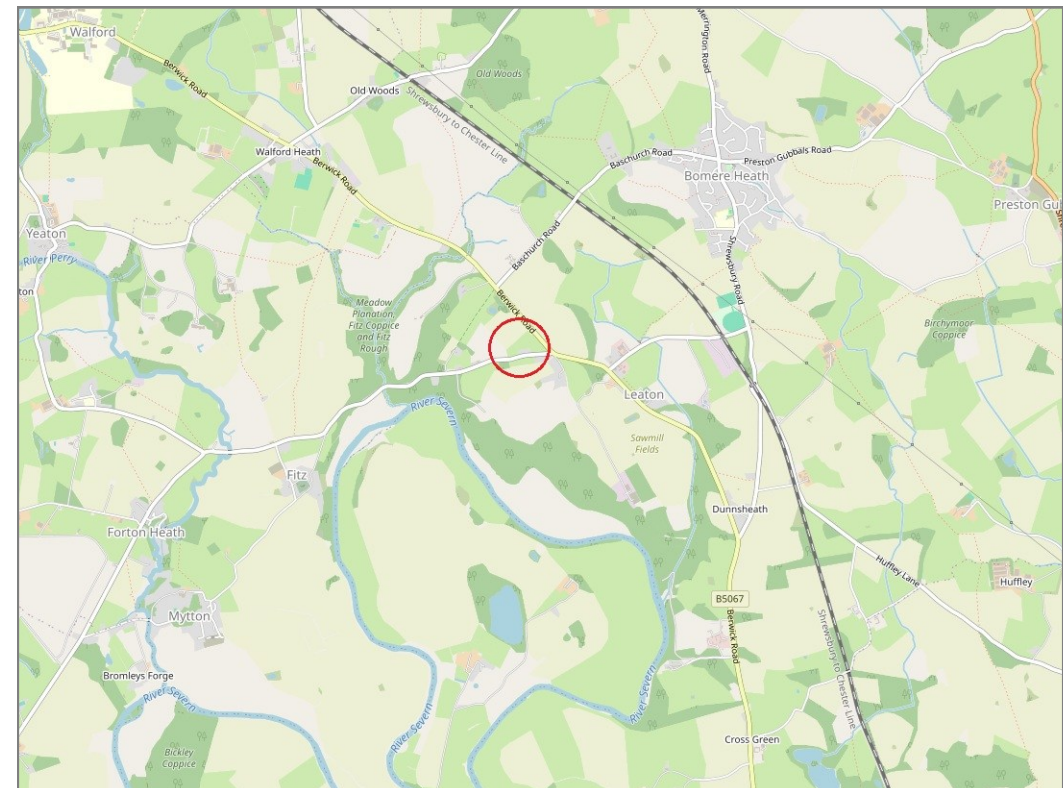
rightmove

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 E</b>
Services	<b>Mains water and electricity. Septic tank. Oil central heating.</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.

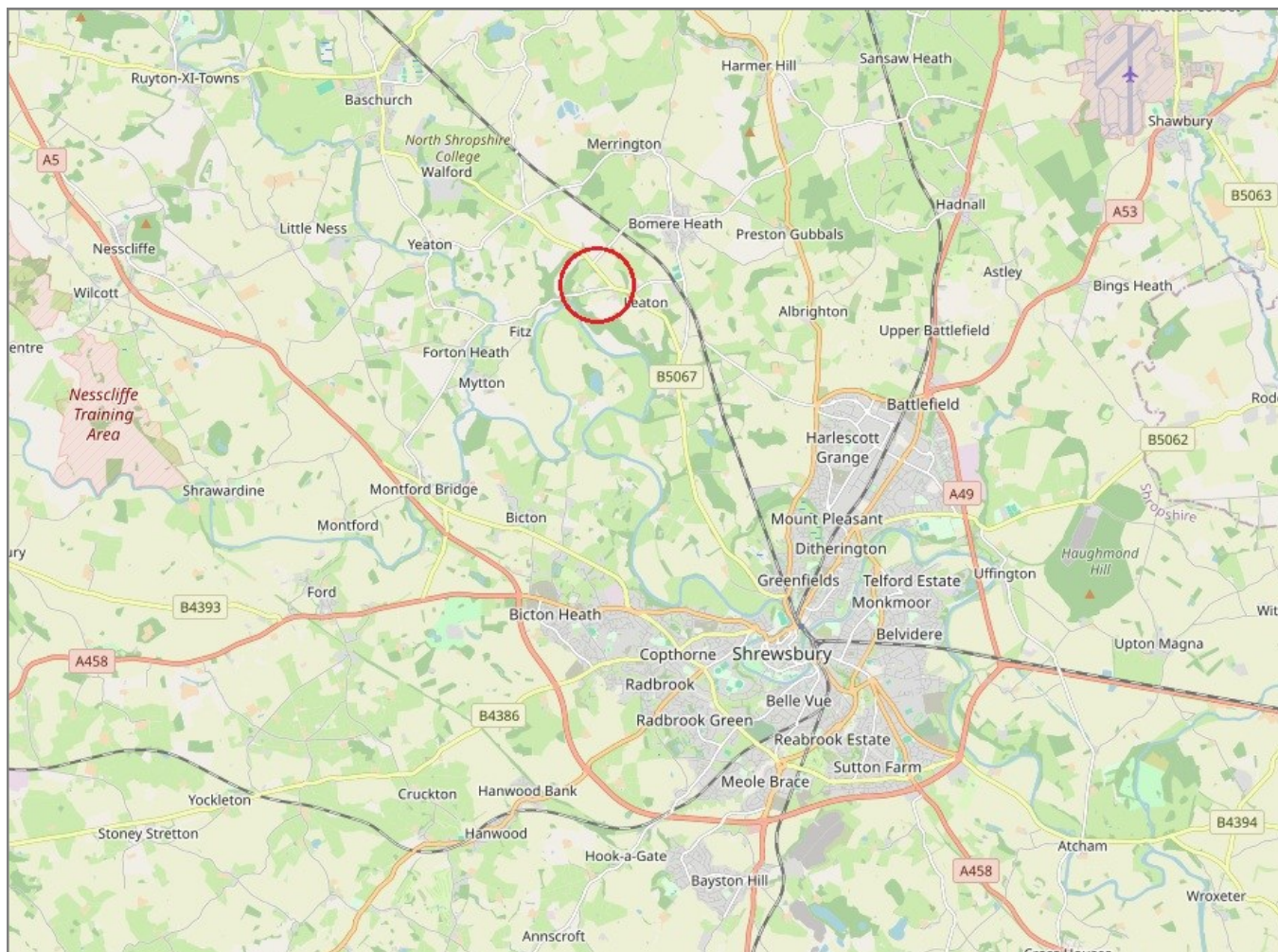


# Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR

Coopergreenpooks.co.uk

£675,000 (Offers in The Region Of) Freehold—4 bedroom detached house

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.