



70 Atherton Rise, Hanwood, Shrewsbury, SY5 8BS

3 bedroom detached house — £385,000 Freehold

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Coopergreenpooks.co.uk

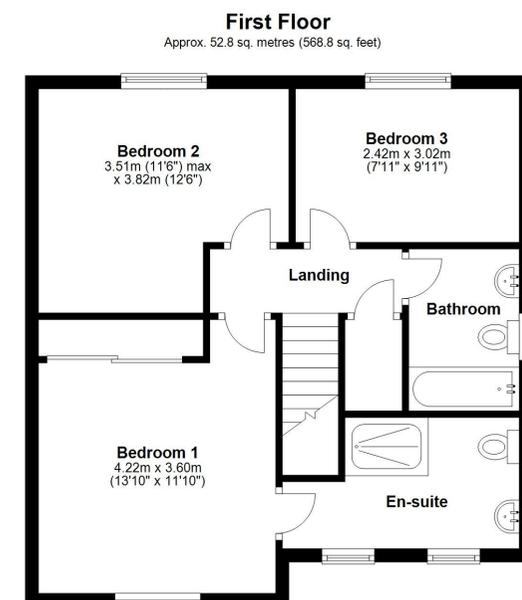
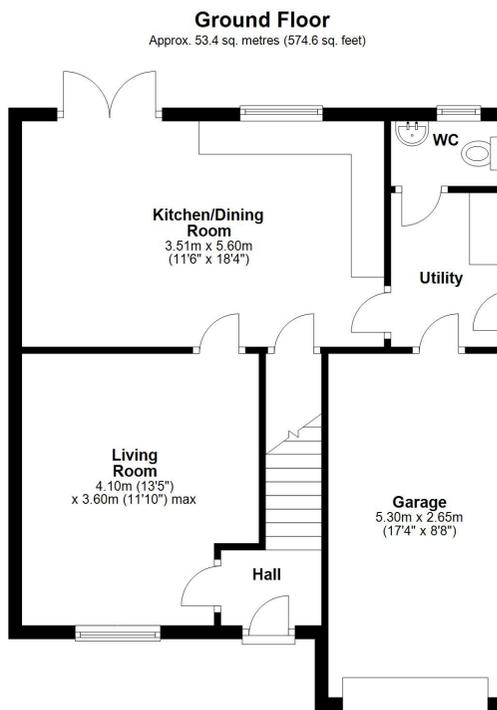
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sales@cgpooks.co.uk

Occupying a fantastic position, quietly tucked away within a popular modern development, this beautifully presented detached house has been improved and upgraded to provide thoughtfully designed accommodation, benefitting from a good-sized plot extending to the rear and side, driveway parking, integral garage and impressive views over open countryside and the Shropshire Hills.

KEY FEATURES

- Entrance hall opening to the living room with feature paneling and window to front
- Stunning open plan kitchen/dining room, complete with a range of well-fitted units, integrated appliances, quartz work surfaces, useful under stairs pantry, and glazed double doors onto the garden
- The very practical separate utility provides access to the cloakroom/WC, garden and integral garage
- Master bedroom with built-in wardrobes and a large en-suite shower room
- Two further generous bedrooms, both having views to the rear, and a lovely family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Part boarded loft with pull down ladder providing excellent storage
- Private south facing garden, which extends to the side of the property and is mainly laid to lawn with a paved sun terrace and gated access to the front
- Driveway parking for two cars, EV charging point, integral single garage with power and lighting, as well as a further lawned gardens and turning area
- This property has been upgraded from standard and improved by the current owners, with features including oak internal doors, quartz kitchen surfaces, tiling in the kitchen and bathrooms, replacement shower, and decorative paneling
- Quietly situated at the end of a cul-de-sac within this popular modern development, originally built by Shropshire Homes, just a short walk from the local primary school, park, village pub and shop, as well as being just a couple of minutes from the A5 and only ten minutes from the centre of Shrewsbury



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)









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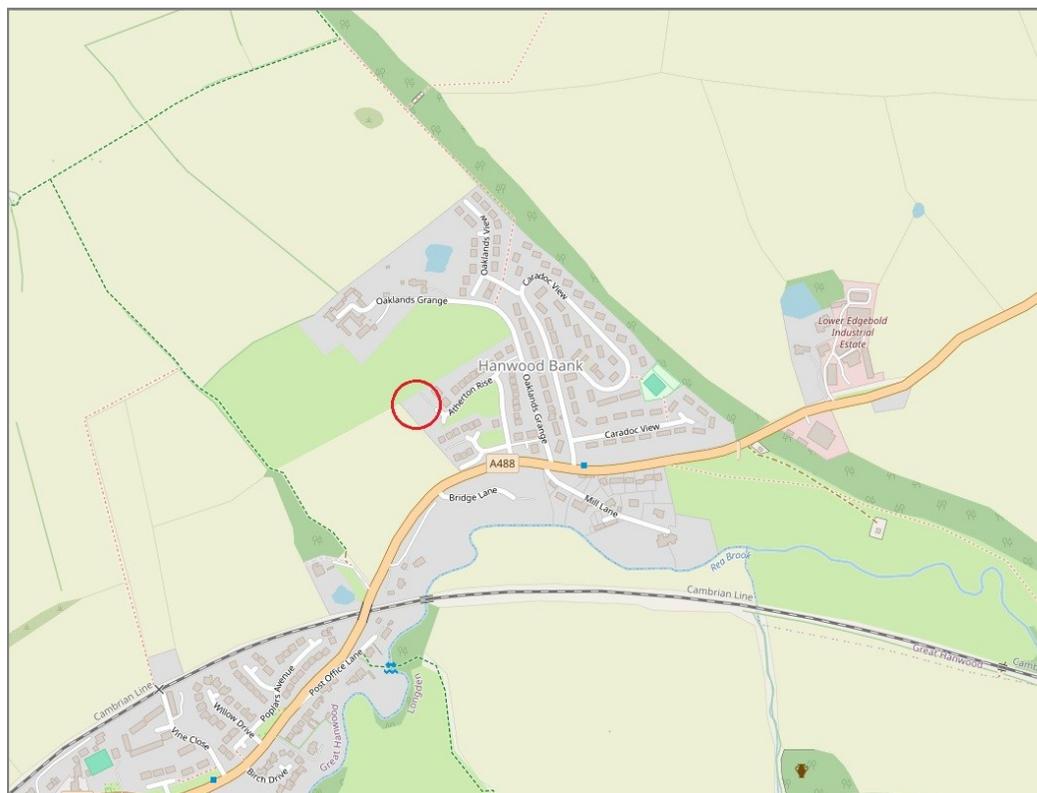
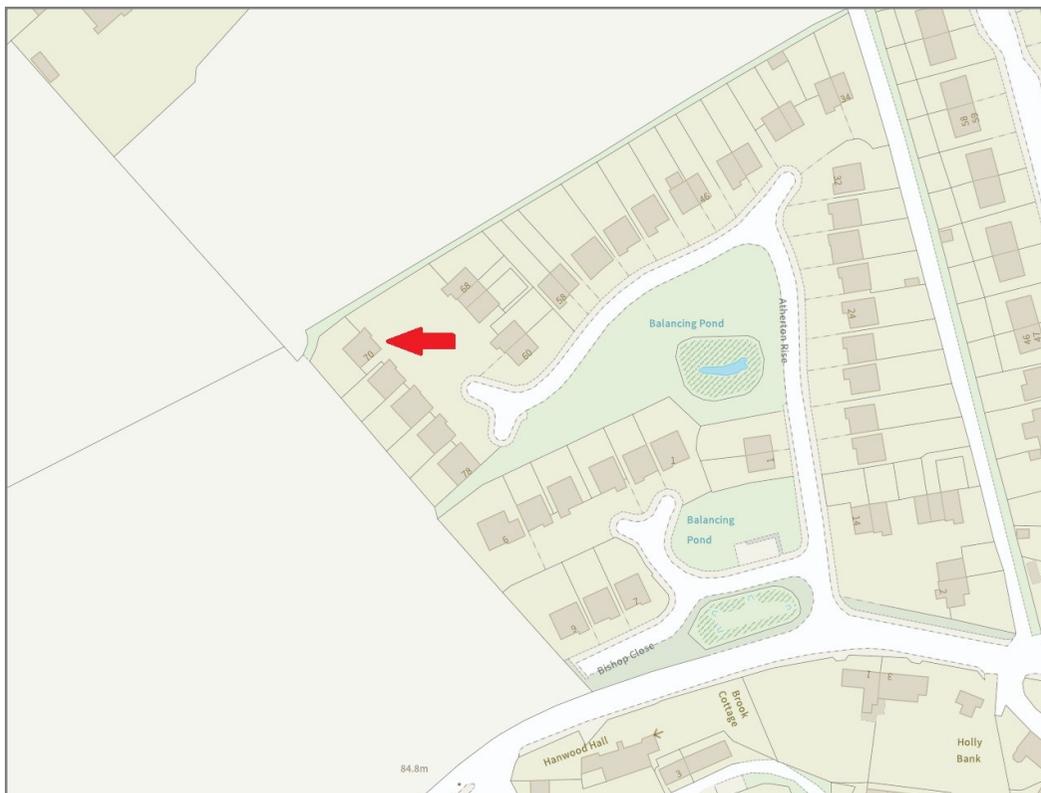
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
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.

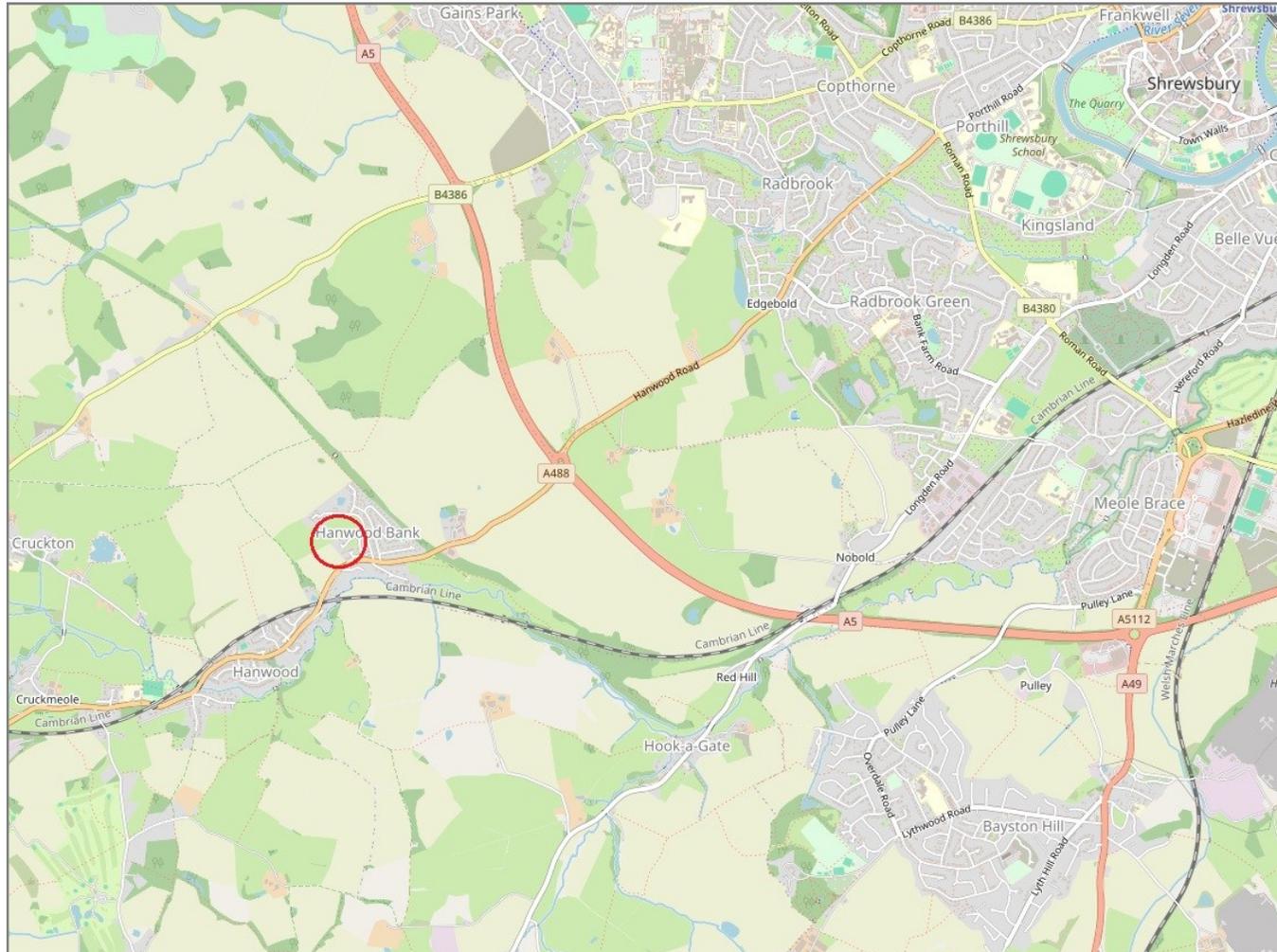
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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