



1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

4 bedroom detached house — £725,000 Freehold

1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

Coopergreenpooks.co.uk

£725,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Attractively designed and extremely spacious family home providing stylish and well-presented accommodation over 3 floors. This individual property was built to a high standard in 2021 and is just a 5-minute drive from Shrewsbury, whilst occupying a lovely position on the fringe of the village with south facing garden and rural views.

KEY FEATURES

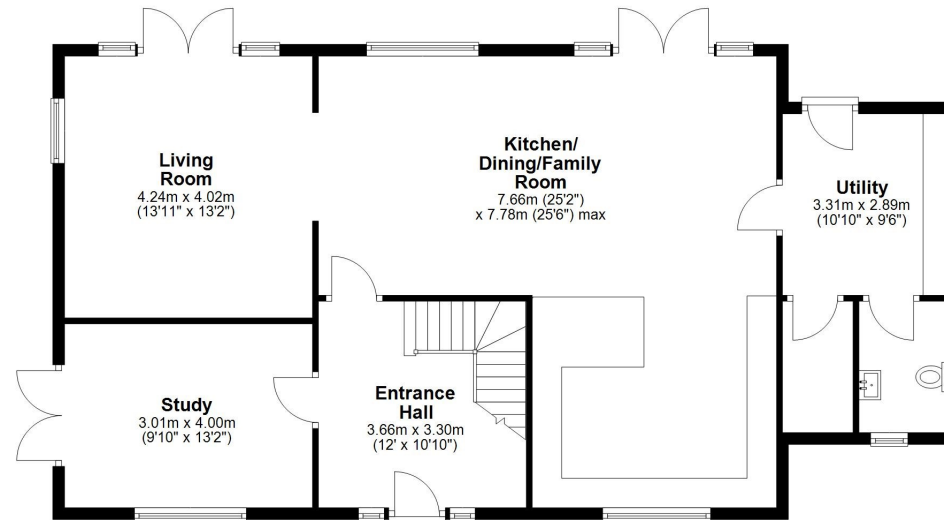
- Covered entrance area to entrance hall with feature oak staircase to first floor landing.
- Living room and a large home office/sitting room, both of which have glazed double doors to garden.
- Impressive open plan kitchen/dining/family room which also connects to the living room and has further glazed double doors to rear sun terrace.
- Modern and extensive range of units to kitchen area with breakfast bar and integrated appliances.
- Good sized utility room fitted to the same standard as the kitchen with part glazed door to rear. There is also a separate cloakroom and a walk-in store with air source boiler.
- On the first floor there is a spacious landing area and 3 double bedrooms with the main bedroom also having a dressing room. In addition to which there are 2 very spacious en suites and a family bathroom.
- The staircase continues from the first-floor landing to the second floor where there is a further large bedroom, shower room and a dressing room, which could also be a playroom or cinema room.
- uPVC double glazed windows and air source heating which is under floor to the ground floor area.
- Extensive gravelled driveway and parking area to the front of the property with an adjoining lawned garden.
- Detached double garage with electric roller shutter door and a useful loft room, which could be converted into a studio or home office if required.
- Private south facing and tiered rear garden which adjoins open fields. There is also a lovely paved and decked sun terrace along the rear of the property.
- Really good and accessible location, just a 5-minute drive from Shrewsbury and both Meole and Priory secondary schools, as well as the Mary Webb school in Pontesbury and also Longden primary.

1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

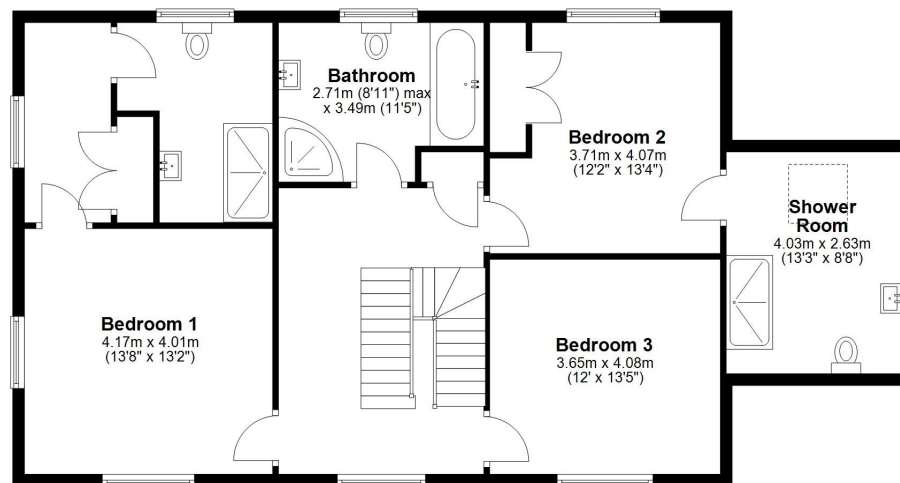
Coopergreenpooks.co.uk

£725,000 Freehold—4 bedroom detached house

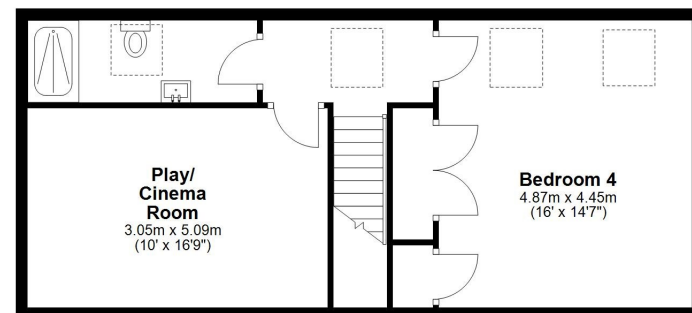
Ground Floor
Approx. 109.5 sq. metres (1179.0 sq. feet)



First Floor
Approx. 102.7 sq. metres (1105.0 sq. feet)



Second Floor
Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 267.2 sq. metres (2875.9 sq. feet)













1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

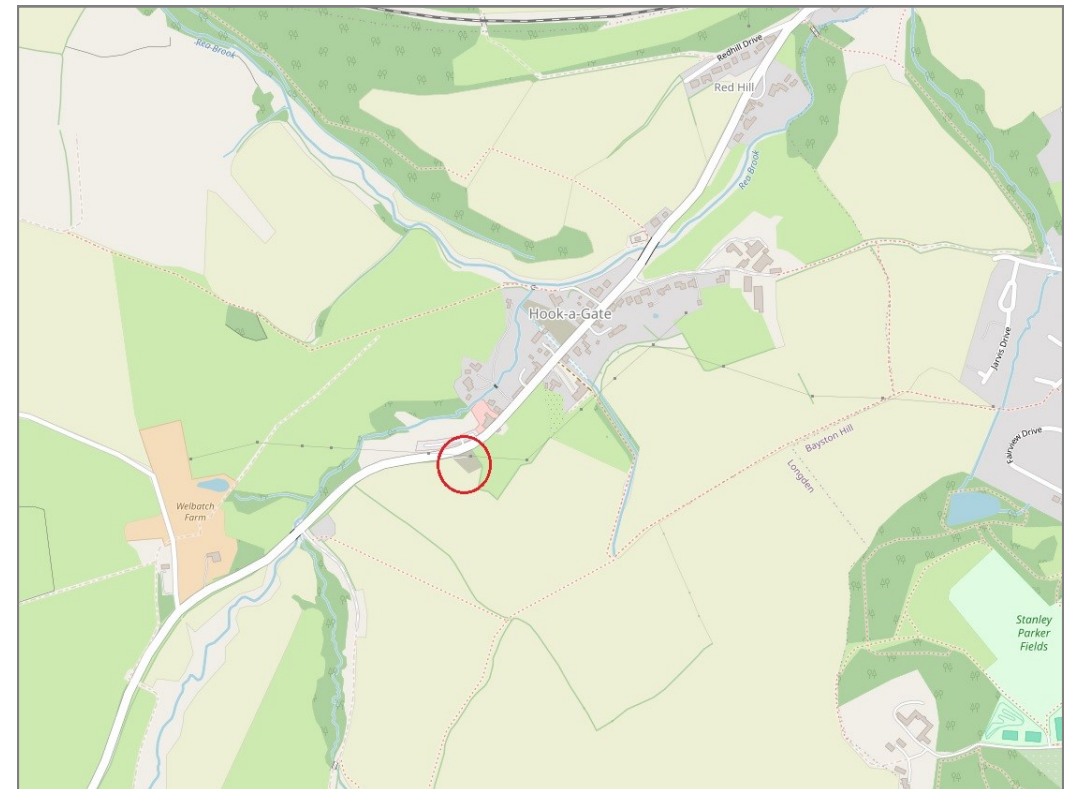
£725,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
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.

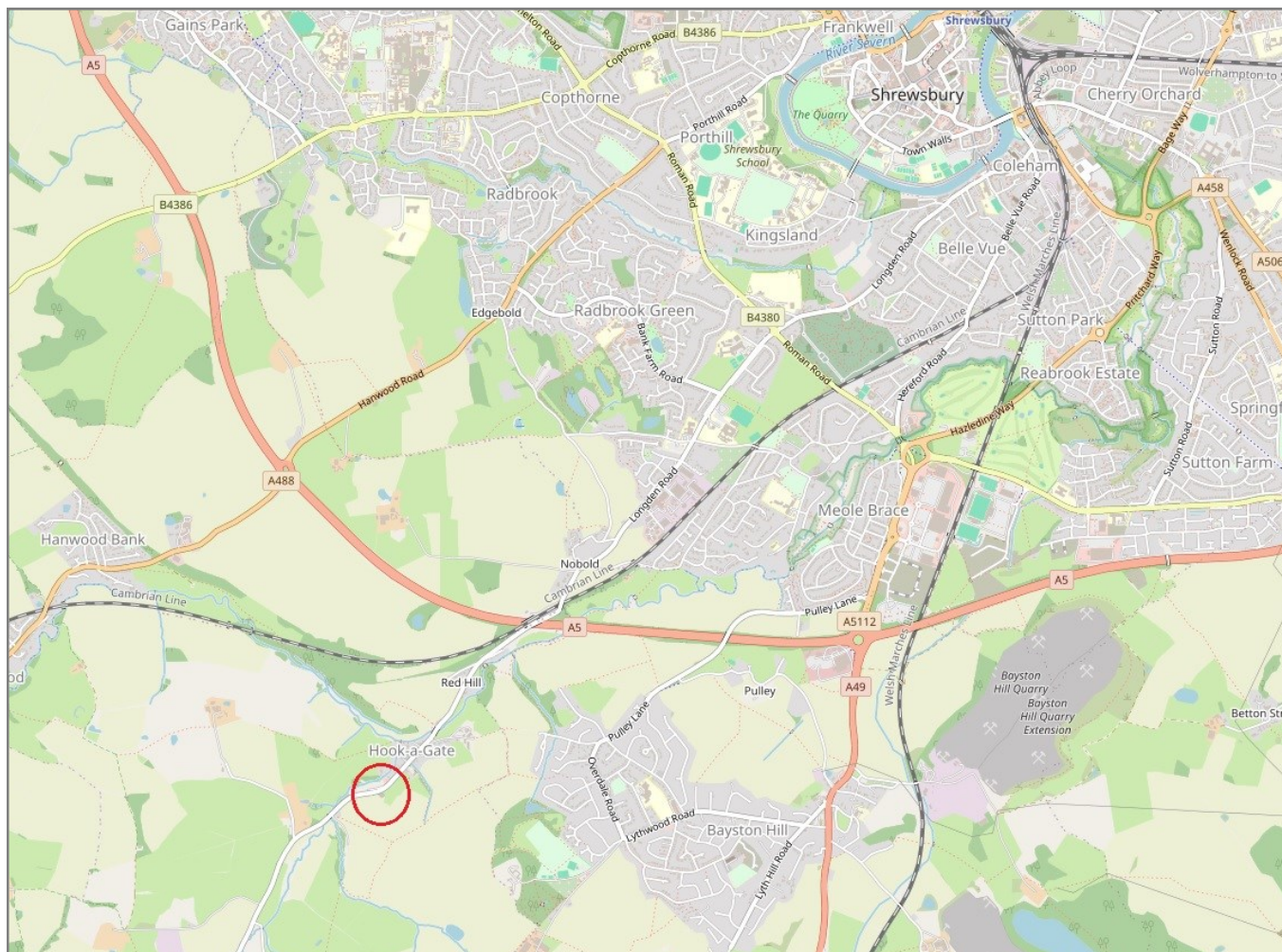
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

Coopergreenpooks.co.uk

£725,000 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.