

**COOPER
GREEN
POOKS**



Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS

4 bedroom detached house — £499,950 (Offers in the region of) Freehold

Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS

Coopergreenpooks.co.uk

£499,950 (Offers in the region of) Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

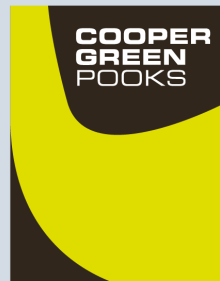
One of just 3 impressive newly built detached houses, well situated in this very popular and convenient location, next to the beautiful Kingsland Valley and within walking distance of the Priory secondary school and outstanding Coleham primary, as well as the many fantastic amenities within this vibrant area.

KEY FEATURES

- The properties have been thoughtfully designed in a traditional yet contemporary style and finished to a high specification.
- Both plots 1 and 2 will offer the same accommodation and are now key turn ready.
- The ground floor consists of an entrance vestibule which opens to a hall with large cloakroom and built in storage. There is also a living room with bay to front and bi-folding patio doors to rear. In addition to which, there is a separate open plan kitchen/dining room which, again, has bi-folding glazed doors to the garden and an adjoining utility room providing side access.
- On the first floor there are 4 bedrooms, a family bathroom and an en-suite to the main bedroom.
- The properties will be very energy efficient and include solar panels, gas central heating system and double-glazed windows.
- Externally both plots 1 and 2 front onto Longden Road, but vehicular access is approached to the rear via Red Barn Lane, where each property has 2 adjoining parking spaces and a private garden.
- The beautiful Kingsland Valley is just a few minutes' walk from the properties, as is the Priory secondary school. The ever popular Coleham area is also within walking distance, along with its outstanding primary school and the town centre just a few minutes further.
- Onsite viewings can be arranged with the developers who will be happy to answer any further questions.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



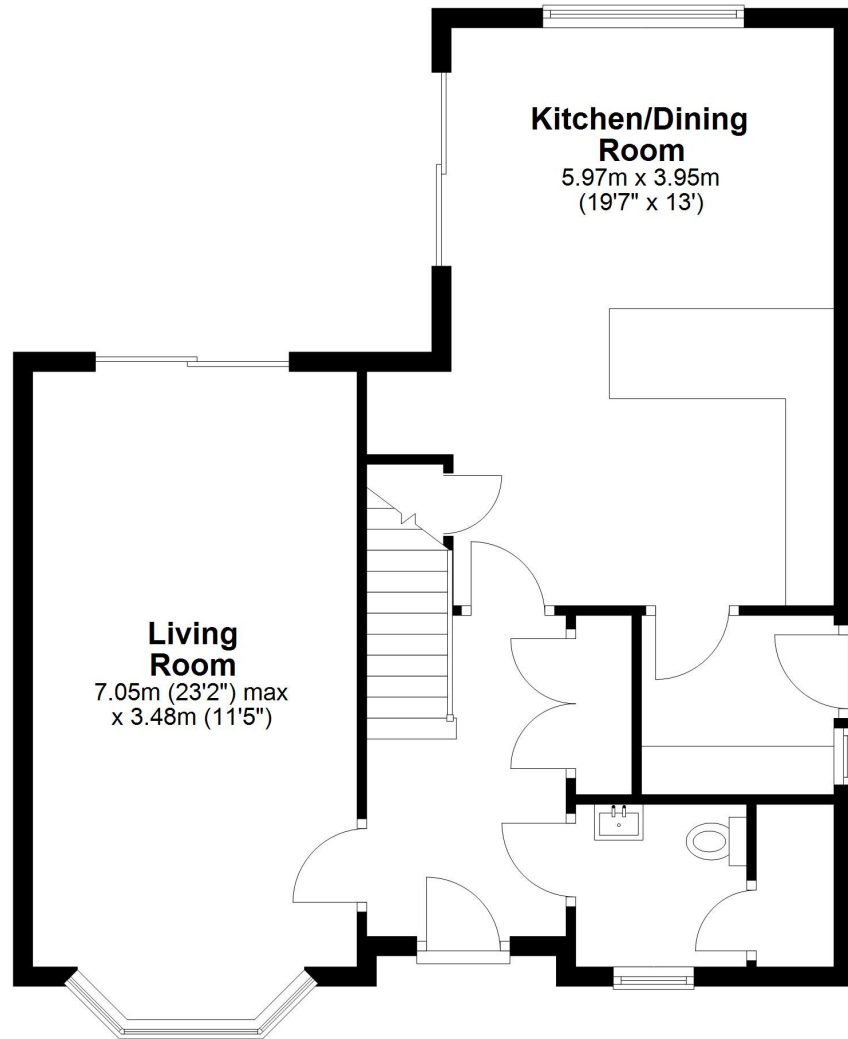
Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS

Coopergreenpooks.co.uk

£499,950 (Offers in the region of) Freehold — 4 bedroom detached house
sales@cgpooks.co.uk

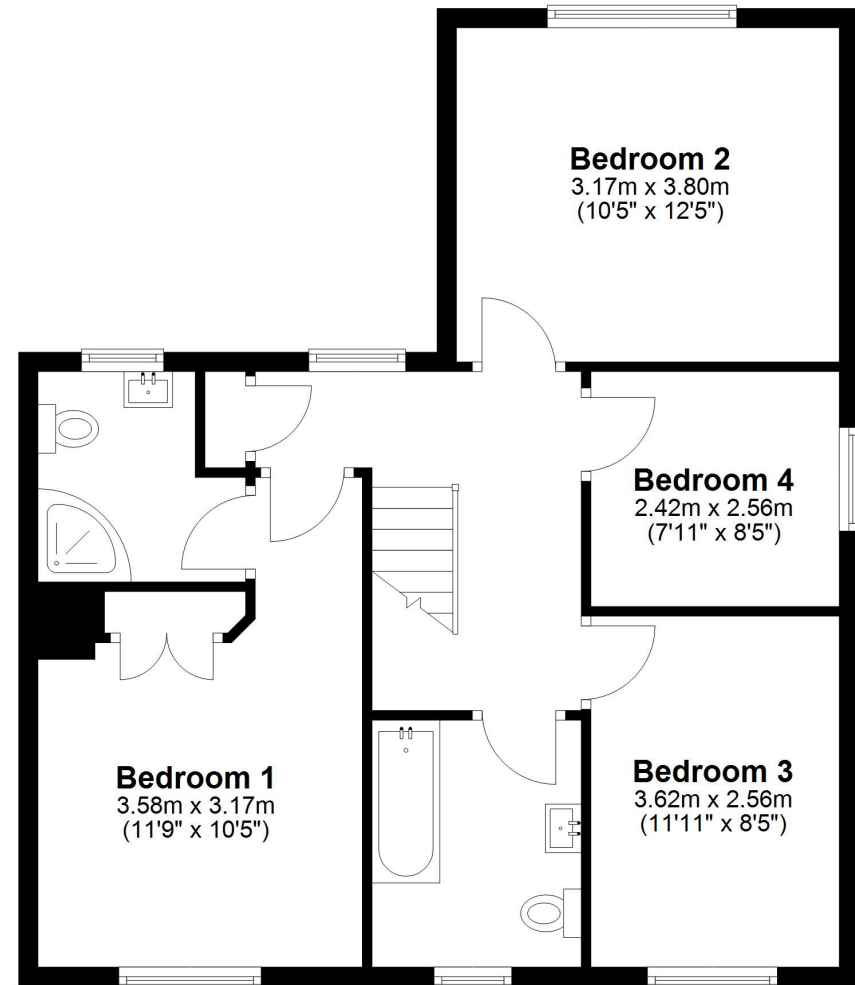
Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 124.0 sq. metres (1335.2 sq. feet)







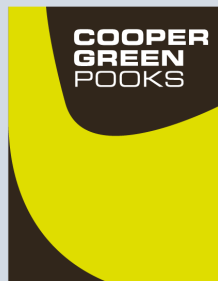
rightmove 

 onTheMarket.com

 **RICS**
Regulated by RICS

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



 **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.

Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS

£499,950 (Offers in the region of) Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

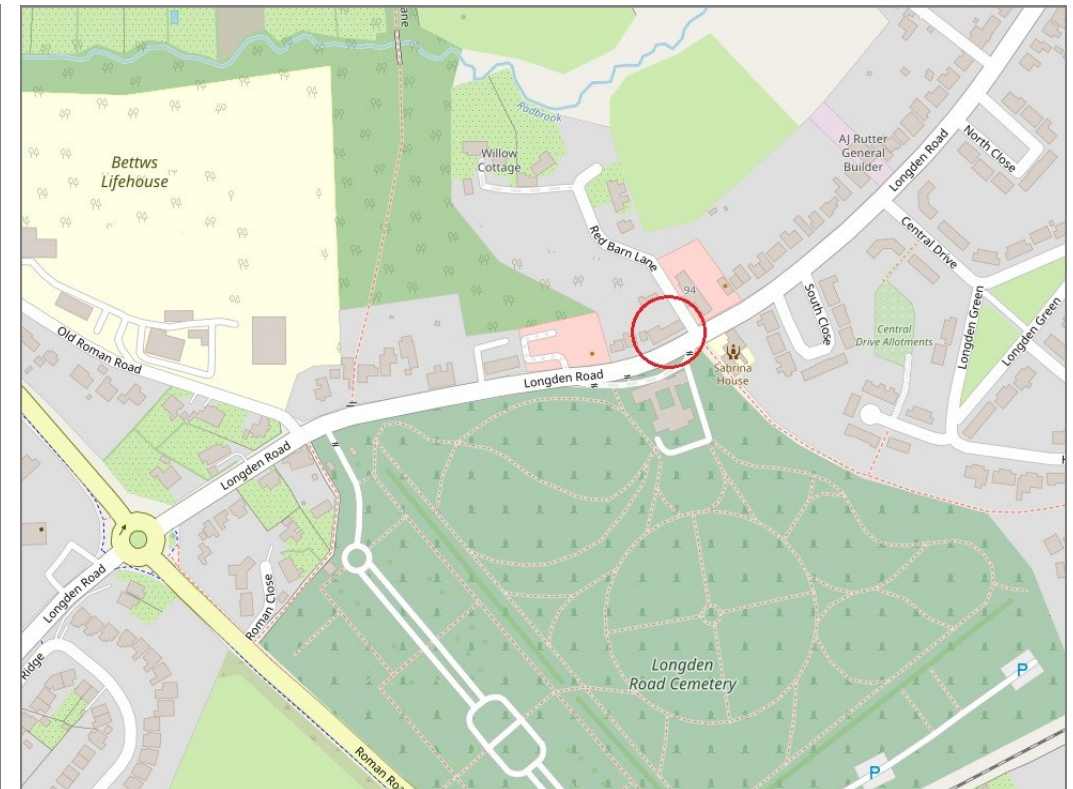
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
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.

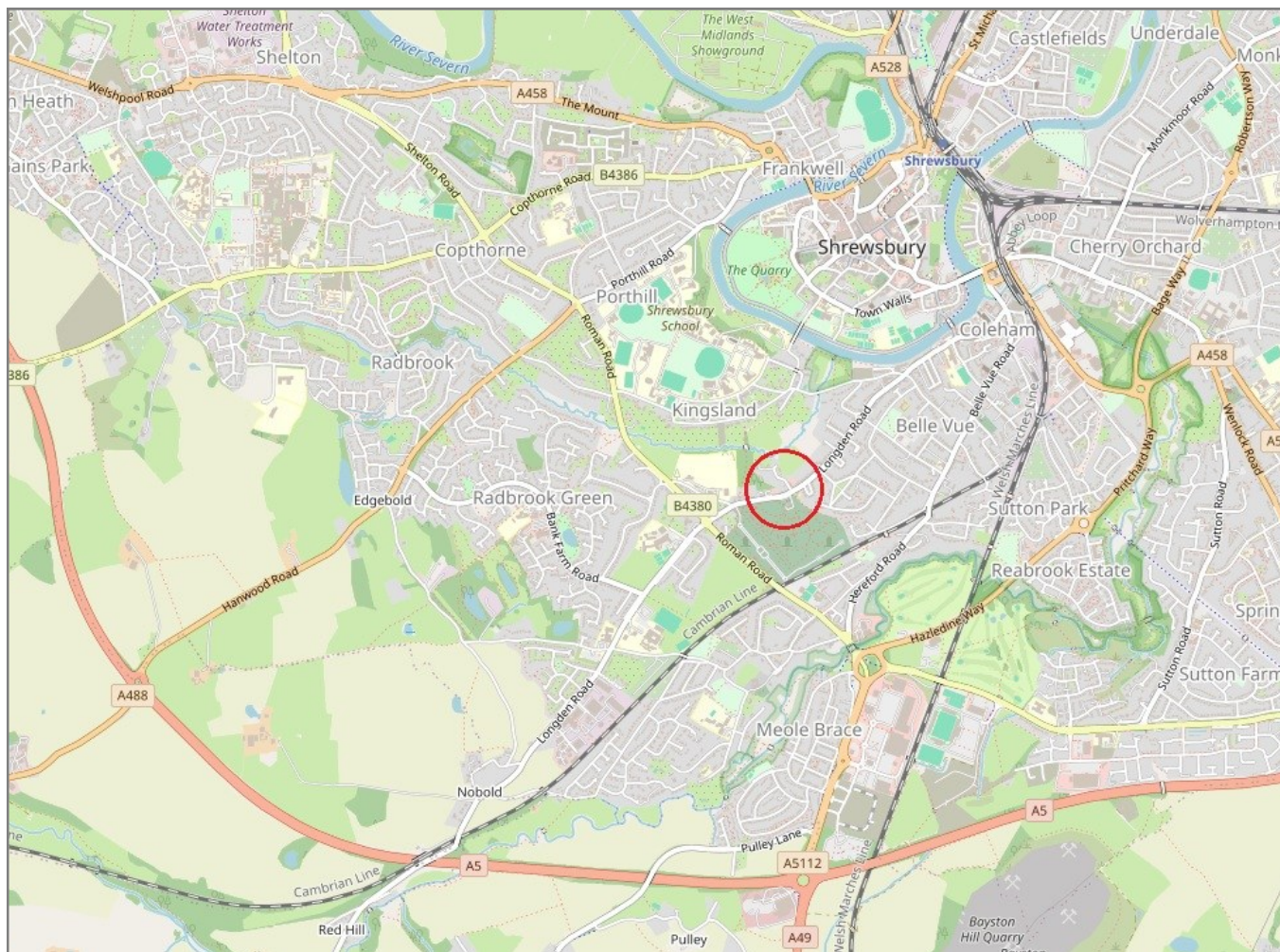
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Plot 2, 94 Longden Road, Shrewsbury, SY3 7HS

Coopergreenpooks.co.uk

£499,950 (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.