



**Spring Cottage, 25 Crow Hill Lane, Brockton SY5 9JB**

1 bedroom semi-detached house—£175,000 Freehold

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Coopergreenpooks.co.uk

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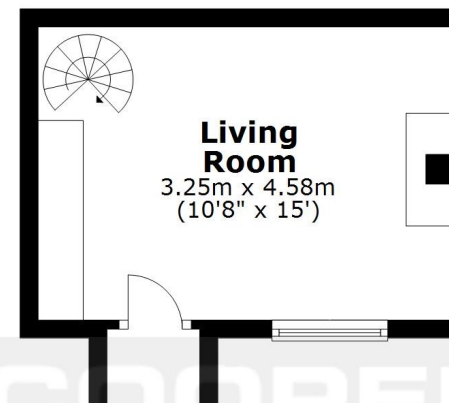
This charming and fully modernised cottage has recently been a successful holiday let and part time home, located in a peaceful semi rural setting on the fringe of this easily accessible village, surrounded by beautiful open countryside.

## KEY FEATURES

- Located at the end of a no through lane, from which there is direct access to lovely walks
- 2 private parking spaces and lawned garden with summer house, in addition to which there is also a large timber store/workshop.
- Entrance porch and open plan living room and kitchen
- Exposed beams, boarded flooring and feature stone chimney breast with wood burner
- Attractive range of fitted units to kitchen area with beech wood working surfaces and built in appliances
- Cast iron spiral staircase with wooden treads to first floor
- Double bedroom with roof light and windows to front
- En-suite shower room
- Double glazed windows
- The property is close to the Welsh border and only a 20 minute drive from both Welshpool and Shrewsbury, and walking distance from village amenities, including pub and shop. Also close to some beautiful countryside, including the Long Mountain and Stiperstones.
- When vacant, the current owners have successfully holiday let the property with high occupancy rates. Potential purchasers are welcome to discuss this with us in more detail should it be of interest.
- The current owner would be willing to sell furnished

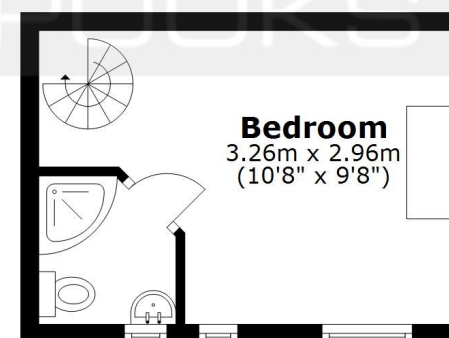
## Ground Floor

Approx. 15.6 sq. metres (168.2 sq. feet)



## First Floor

Approx. 14.9 sq. metres (160.5 sq. feet)



Total area: approx. 30.5 sq. metres (328.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

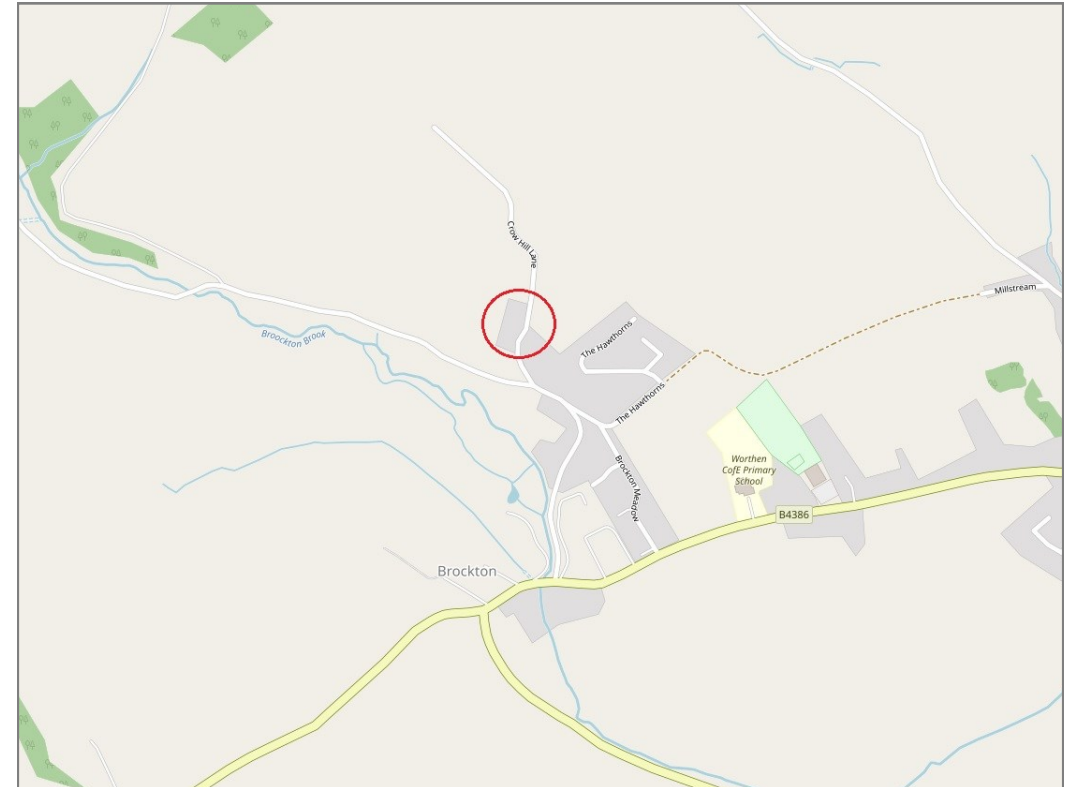
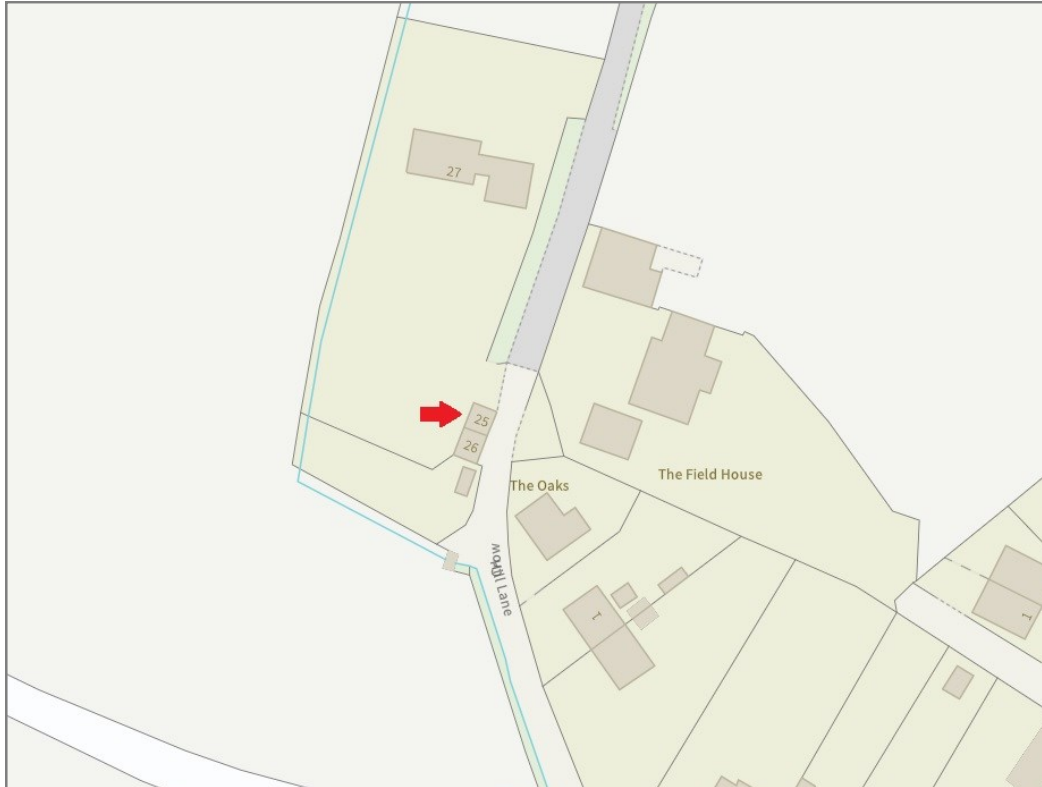




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band E</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is electric</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



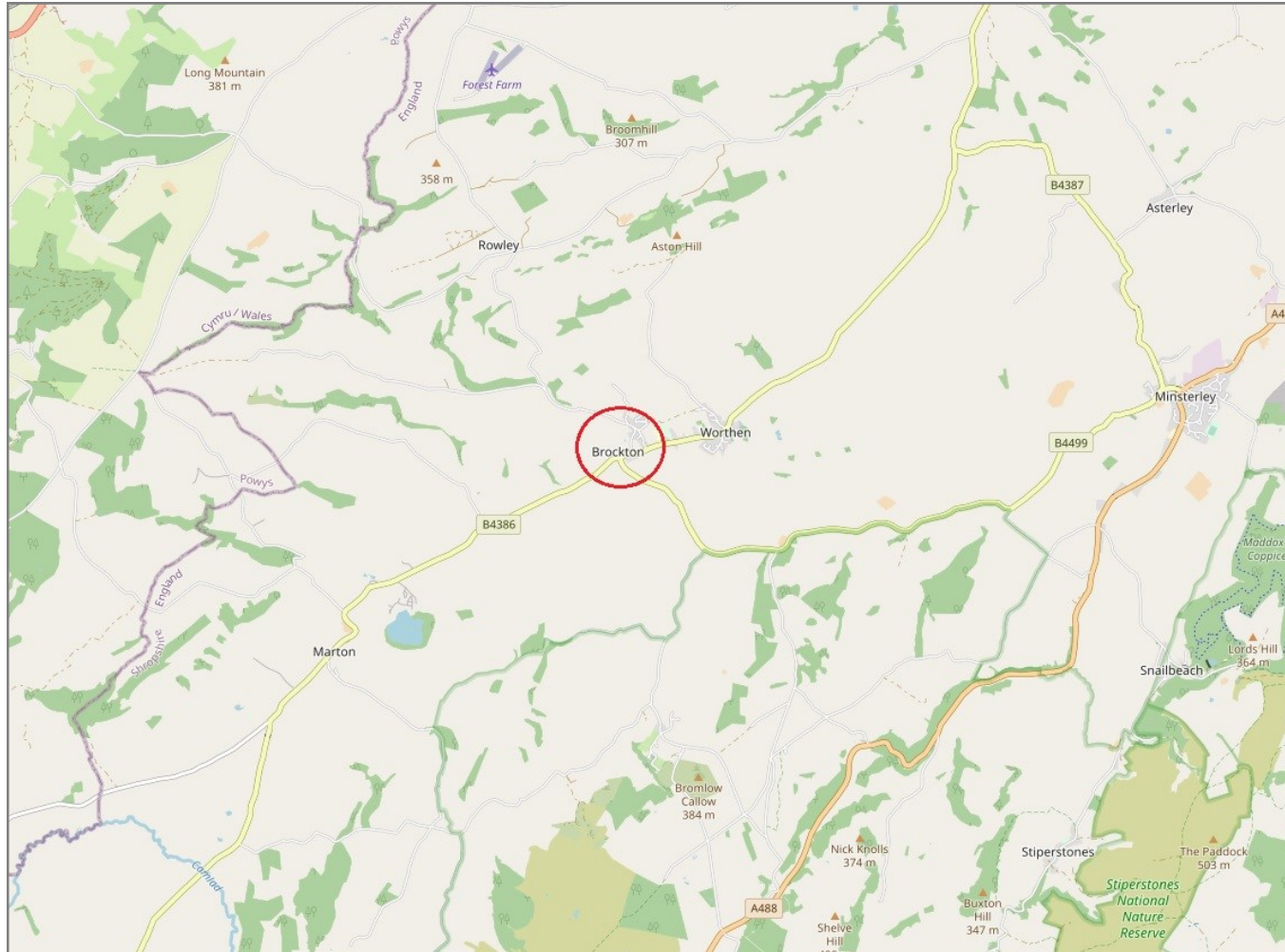
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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