



1 Ridout Road, Cross Houses, Shrewsbury SY5 6LS

4 bedroom detached house—£475,000 Freehold

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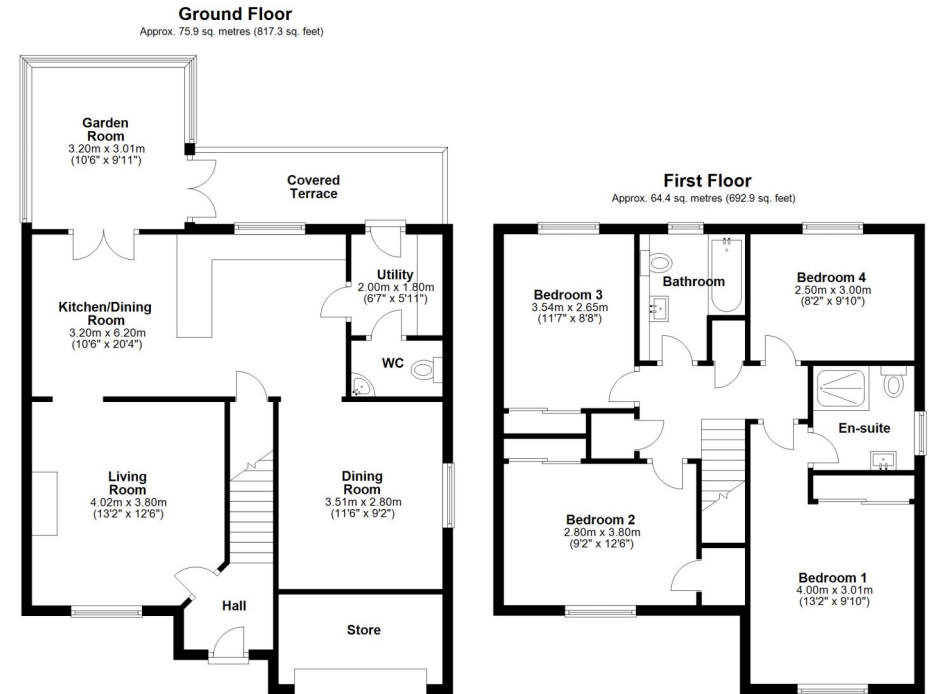
£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This beautifully presented detached house has been extended and improved to provide well-designed accommodation, finished to a high standard throughout, while benefitting from a landscaped south facing garden, and driveway parking. The property is situated on the fringe of a popular modern development with a lovely outlook over green open space to the front and side, as well as being just a short distance from a range of village amenities and less than a 10 minute drive from Shrewsbury.

KEY FEATURES

- Entrance hall with glazed door opening to the living room which has views to front
- Impressive open plan kitchen/dining room with useful under stairs pantry, fully integrated appliances, Quartz work surfaces and 'Insinkerator' boiling water tap
- Converted garage creating an additional reception room, currently used as a dining room
- Separate utility connecting to both the garden and cloakroom
- Lovely extended garden room with glazed doors opening to the very practical covered terrace
- Master bedroom with built in wardrobes and en-suite shower room
- Three further double bedrooms, two of which also have built in storage, and a well-appointed family bathroom
- uPVC double glazed windows and an air source heat pump providing under floor heating throughout the ground floor and radiators to the first floor
- Attractively landscaped south facing garden, laid to lawn with paved terrace, planted borders and gated access to side
- Extensive private driveway providing plenty of parking
- Useful store with electric roller shutter door, which was formally the garage
- A very quiet and convenient location, set within this recently built and attractively designed development on the fringe of the village, within walking distance of the local store/garage, village hall and pub. Shrewsbury is just a 10 minute drive away and Telford is also easily accessible



Total area: approx. 140.3 sq. metres (1510.2 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 PlanUz.











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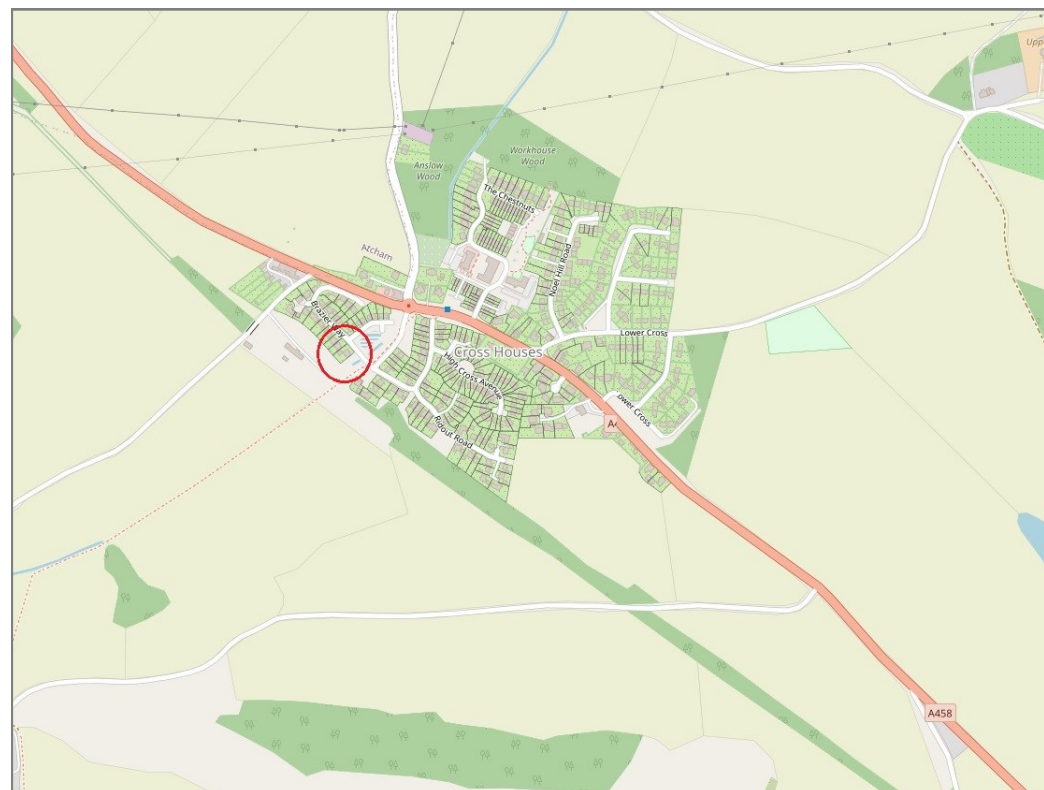
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BOUNDARIES NOT CONFIRMED

Tenure
Local Authority
Council Tax
EPC Band
Services
Communal Maintenance Charge

Freehold
Shropshire Council
Band E
Band B
All mains services are connected
£225.60 PA

 **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.

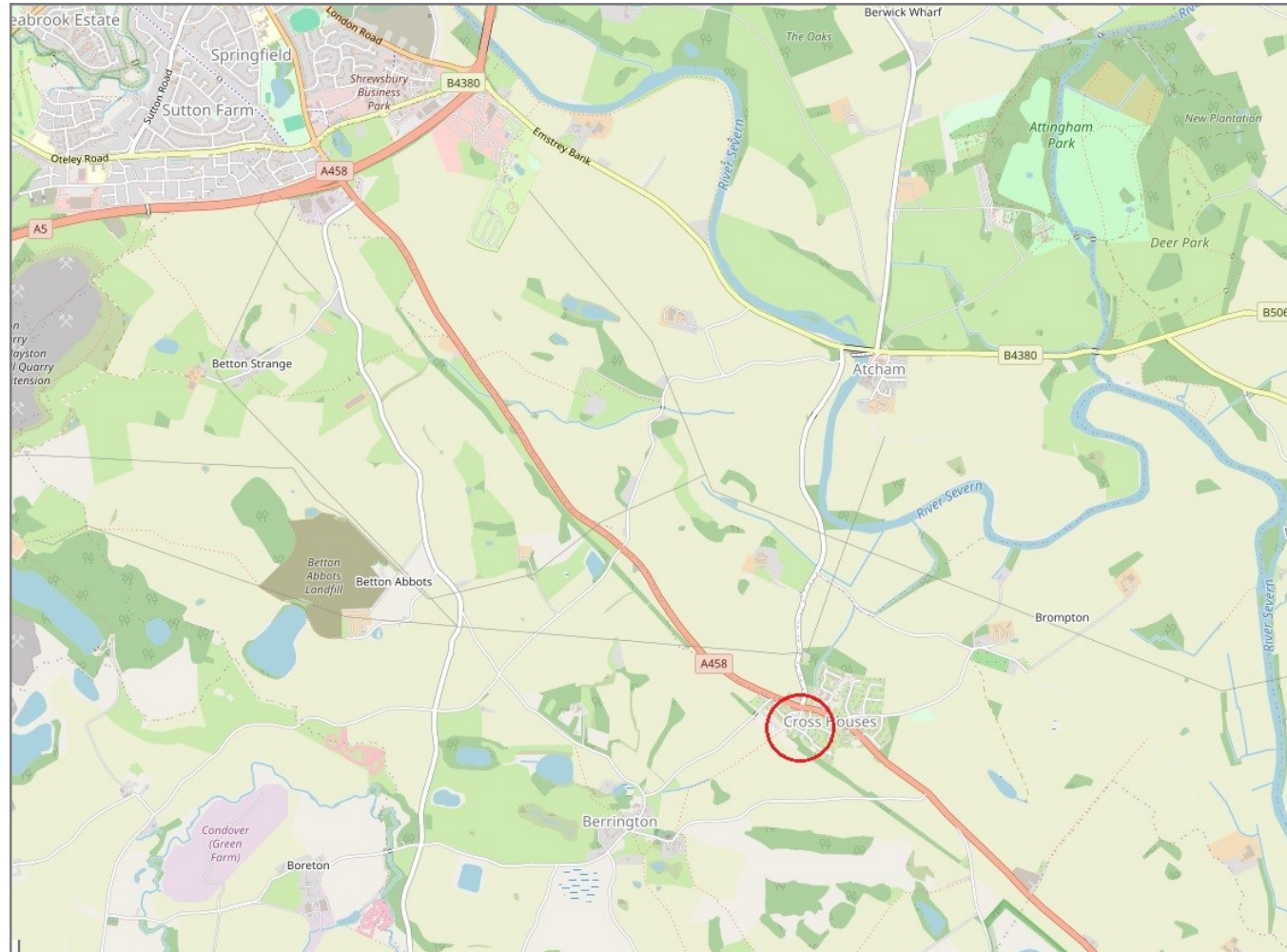
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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