



**Walton Cottage, Ebrey Wood, Astley, Shrewsbury, SY4 4DE**

2 bedroom detached house—£425,000 Freehold



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Coopergreenpooks.co.uk

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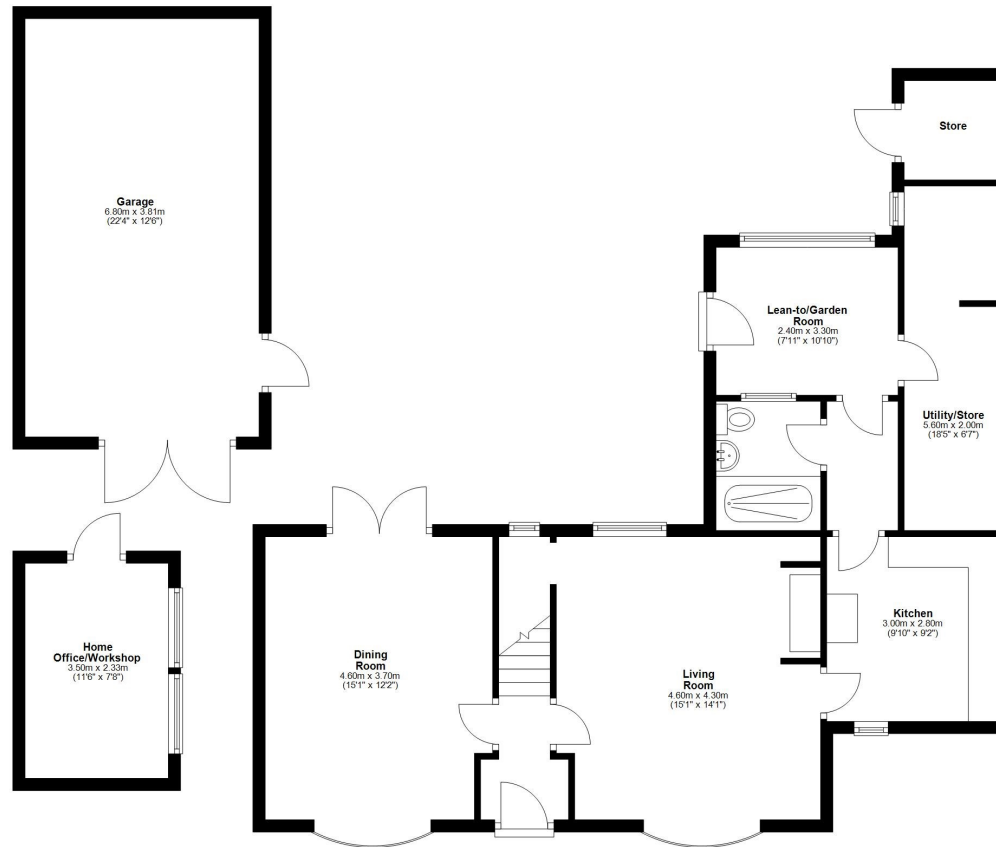
sales@cgpooks.co.uk

**Occupying a fantastic plot extending to just over an acre, this detached cottage of character offers great potential for modernisation and extension, while benefitting from beautiful mature private gardens, gated driveway, detached garage and office, as well as an adjoining paddock.**

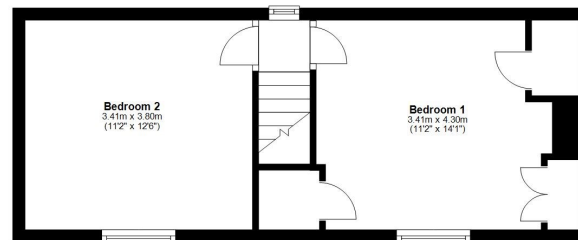
## KEY FEATURES

- Entrance hall connecting to both reception rooms, with a staircase to the first-floor landing
- Living room with feature fireplace, windows to two elevations and useful under stairs storage
- Separate dining room with glazed doors opening onto the rear garden
- Fitted kitchen with a range of units and space for appliances
- A rear hallway connects to both the re-fitted shower room and lean-to/garden room
- Additional utility/store which houses a recently installed oil-fired Worcester Bosch boiler
- Two double bedrooms on the first floor with impressive views to front over surrounding countryside
- Double glazed windows and oil-fired central heating – the boiler and oil tank have both been recently installed, as have some of the radiators
- Attractive mature gardens extending to the rear and side of the property, comprising areas of lawn, paved terracing and planted borders. There is also a lovely orchard which contains a selection of fruit and specimen trees
- Adjoining the garden is a separate paddock which measures at approx. 0.6 acres and is enclosed by secure fencing and has gated access to both the garden and road to front. This is currently used for grazing sheep but would be ideal for a pony or smallholding
- Driveway to front providing plenty of parking and access to the large detached garage (6.8m x 3.8m), there is also a timber home office/workshop which has power and lighting
- A stunning location, surrounded by open fields and countryside, while being very accessible to both the villages of Shawbury and Hadnall, as well as being less than a 10-minute drive from Shrewsbury and road links via the bypass
- Although in need of general modernisation throughout, this property offers huge potential, subject to necessary planning permission
- Sold vacant with no upward chain

**Ground Floor**  
Approx. 110.7 sq. metres (1191.3 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 141.5 sq. metres (1522.8 sq. feet)



























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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band E</b>
Services	<b>Mains water and electricity are connected, with oil fired central heating and septic tank drainage</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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