



**Inglenook, Brownhill, Ruyton XI Towns, Shrewsbury, SY4 1LR**

3 bedroom detached house—£350,000 Freehold



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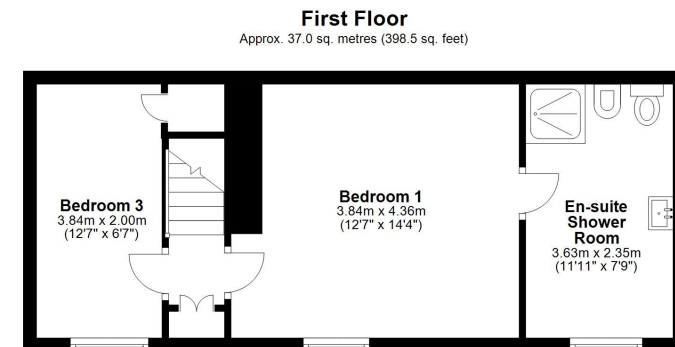
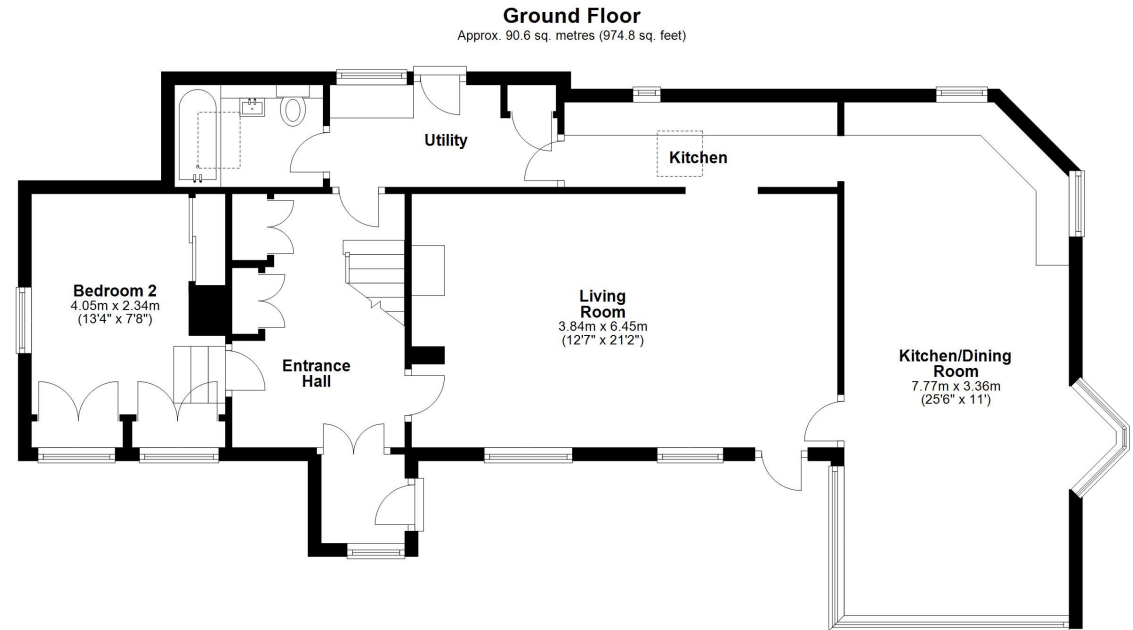
£350,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This unique and very attractive detached cottage is located in a secluded setting on the fringe of the village, with large private gardens and gated access onto a beautiful adjoining meadow.

## KEY FEATURES

- Lots of individual and original features such as exposed stone walls and beams.
- Entrance porch to hall with built in storage.
- Large living room with inglenook and wood burner.
- Open plan kitchen/dining room with wood effect flooring and fitted units.
- Additional kitchen area and adjoining utility room with vaulted ceiling and roof light.
- Ground floor double bedroom and bathroom.
- Staircase rom hall to first floor landing where there are 2 further bedrooms and a large en suite to the main bedroom.
- Partial double-glazed windows and oil-fired central heating.
- Fantastic mature garden which is mainly lawned with mature trees and gated access to the adjoining meadow and river Perry.
- On the opposite side of the road to Inglenook there is a detached sandstone building that is included in the sale, which provides small workshop/garage space along with a first floor room and a large adjoining car port to the rear.
- No onward chain.



Total area: approx. 127.6 sq. metres (1373.3 sq. feet)











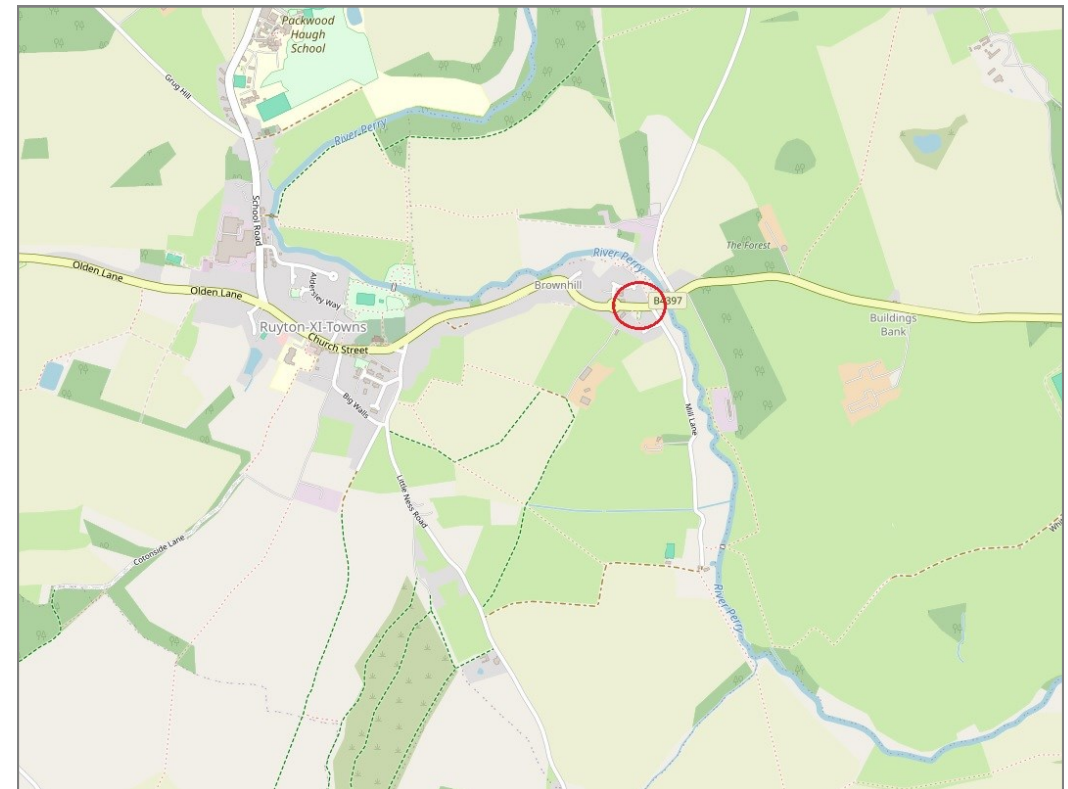
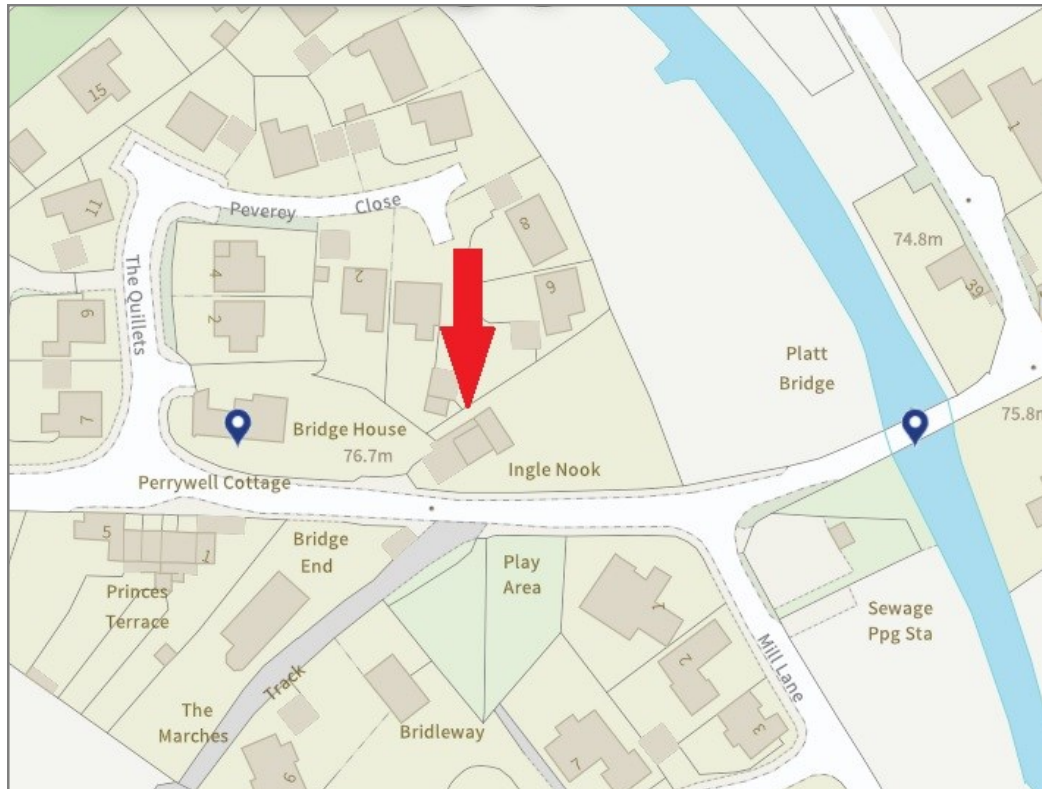




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

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



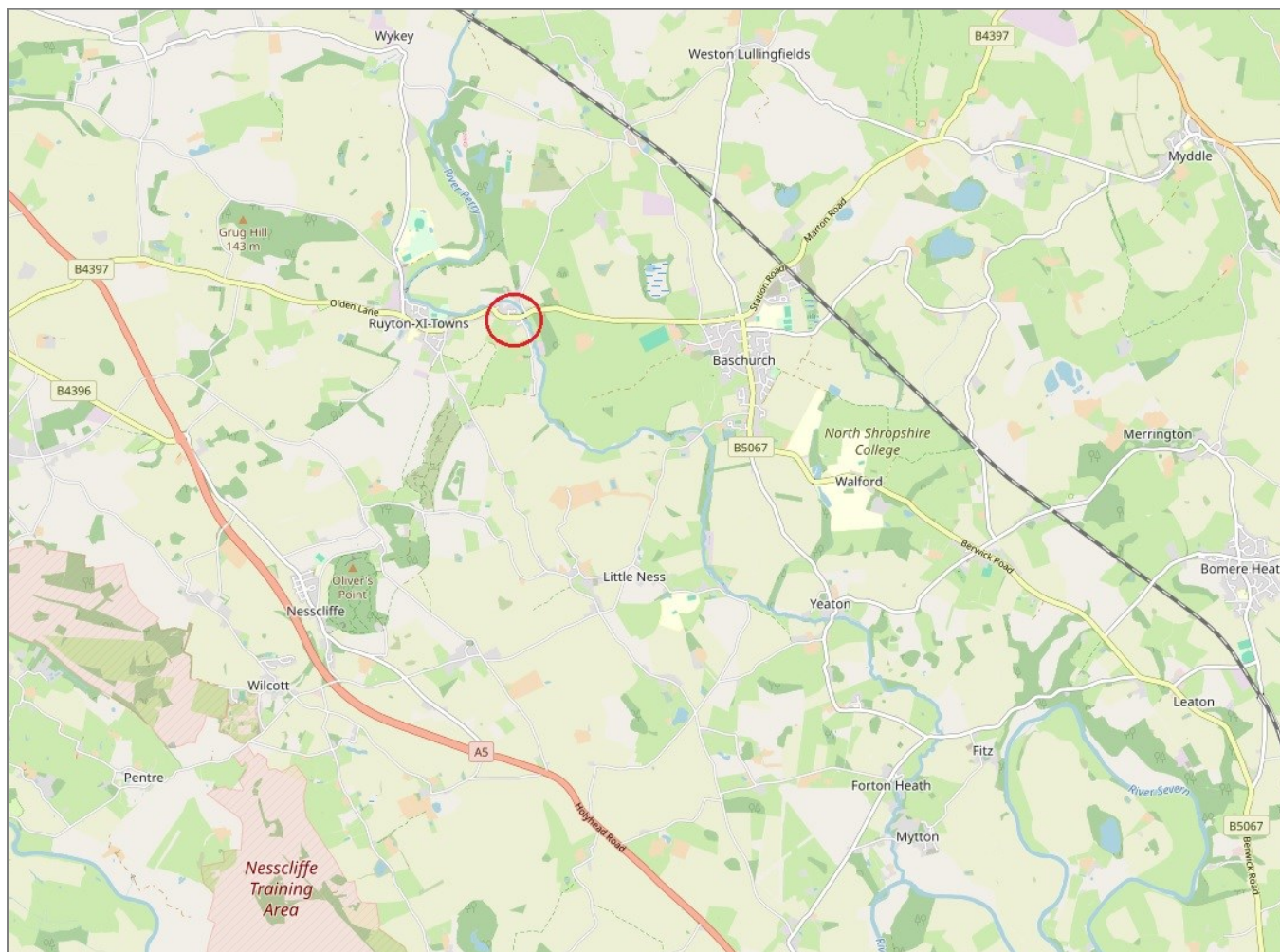
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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