



**9 Ashdale Road, Cressage, Shropshire, SY5 6DT**

2 bedroom detached house — £275,000 Freehold

## 9 Ashdale Road, Cressage, Shropshire, SY5 6DT

Coopergreenpooks.co.uk

£275,000 Freehold — 2 bedroom detached house

sales@cgpooks.co.uk

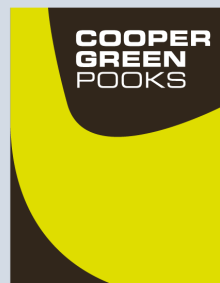
This well-proportioned detached house is situated in a lovely cul de sac setting within this popular village, a short walk from the local village store and primary school, as well as being just a 15-minute drive from both Telford and Shrewsbury.

### KEY FEATURES

- Entrance hall providing access to the living areas and also a downstairs bathroom.
- Good sized living room with feature fireplace and windows to 2 elevations.
- Dining room with glazed sliding doors to garden and access to the adjoining semi open plan kitchen, which also has windows to 2 elevations and a further door to rear garden.
- Staircase from hall to landing, where there is a shower room and 2 double bedrooms with built in wardrobes.
- uPVC double glazed windows and oil-fired central heating.
- Extensive front garden and driveway providing parking and access to the single garage.
- Private and established rear garden which is mainly lawned with paved sun terrace and mature borders. There is also a large timber garden store.
- Attractive setting within this popular and easily accessible village and just a few minutes walk from local amenities.
- No chain.

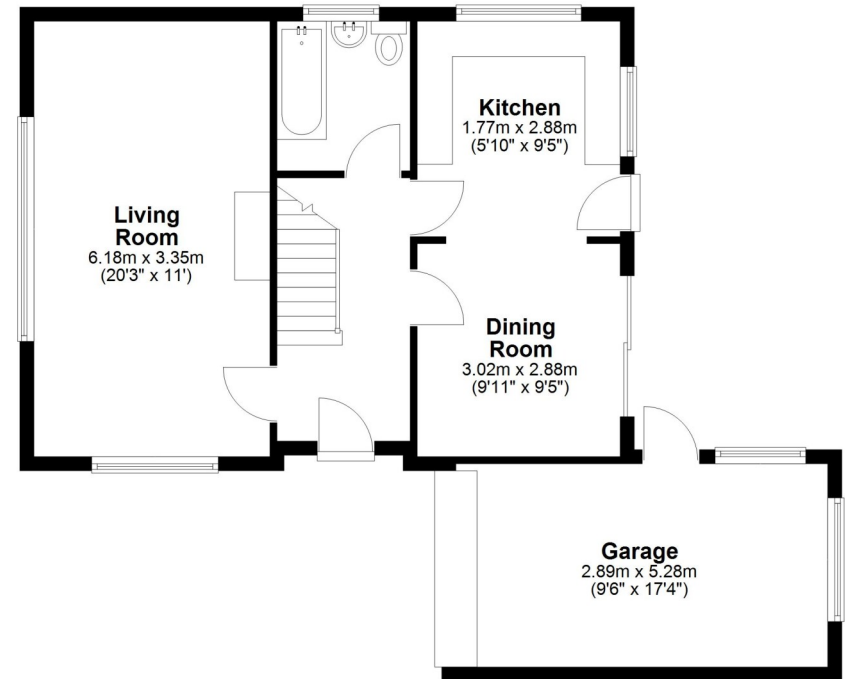
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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



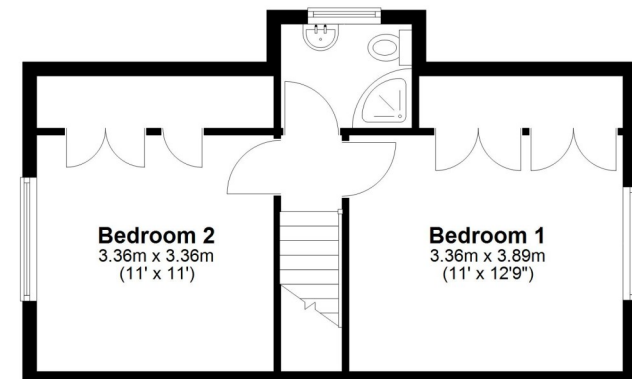
### Ground Floor

Approx. 64.6 sq. metres (695.0 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 100.8 sq. metres (1085.4 sq. feet)





## 9 Ashdale Road, Cressage, Shropshire, SY5 6DT

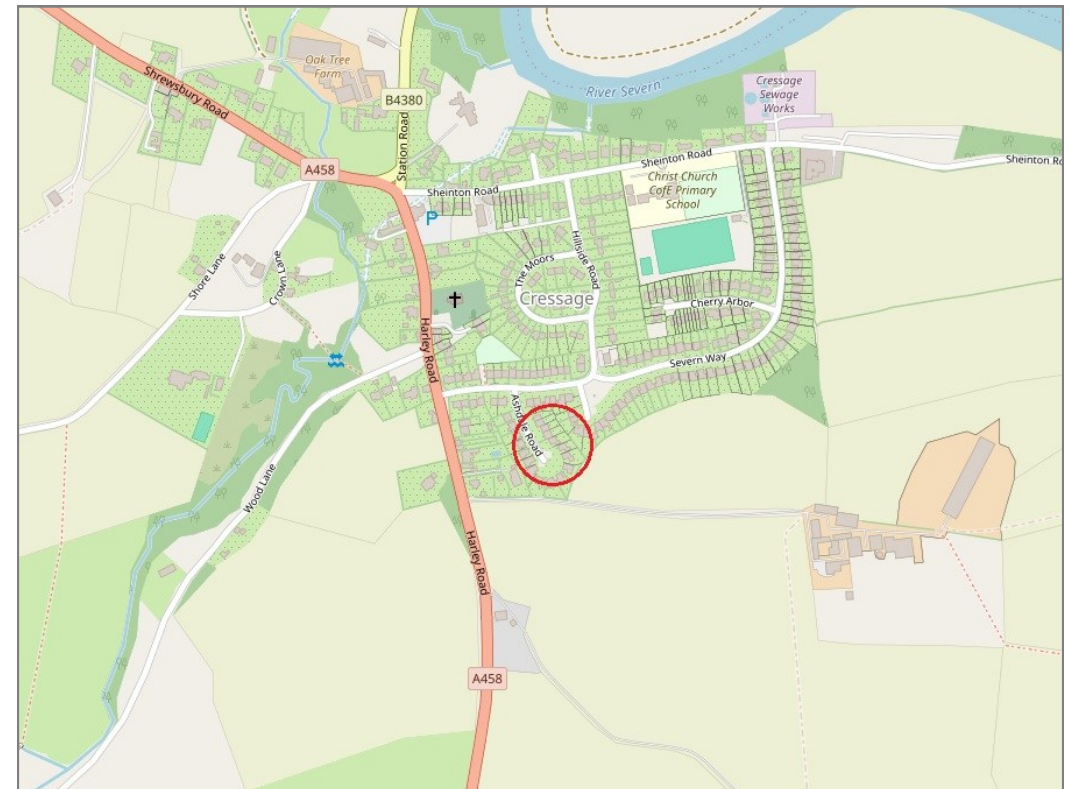
£275,000 Freehold — 2 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Tenure          | <b>Freehold</b>                                                     |
| Local Authority | <b>Shropshire Council</b>                                           |
| Council Tax     | <b>Band D</b>                                                       |
| EPC Band        | <b>TBC</b>                                                          |
| Services        | <b>Mains water, electricity and drainage services are connected</b> |
|                 | <b>Oil central heating</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.

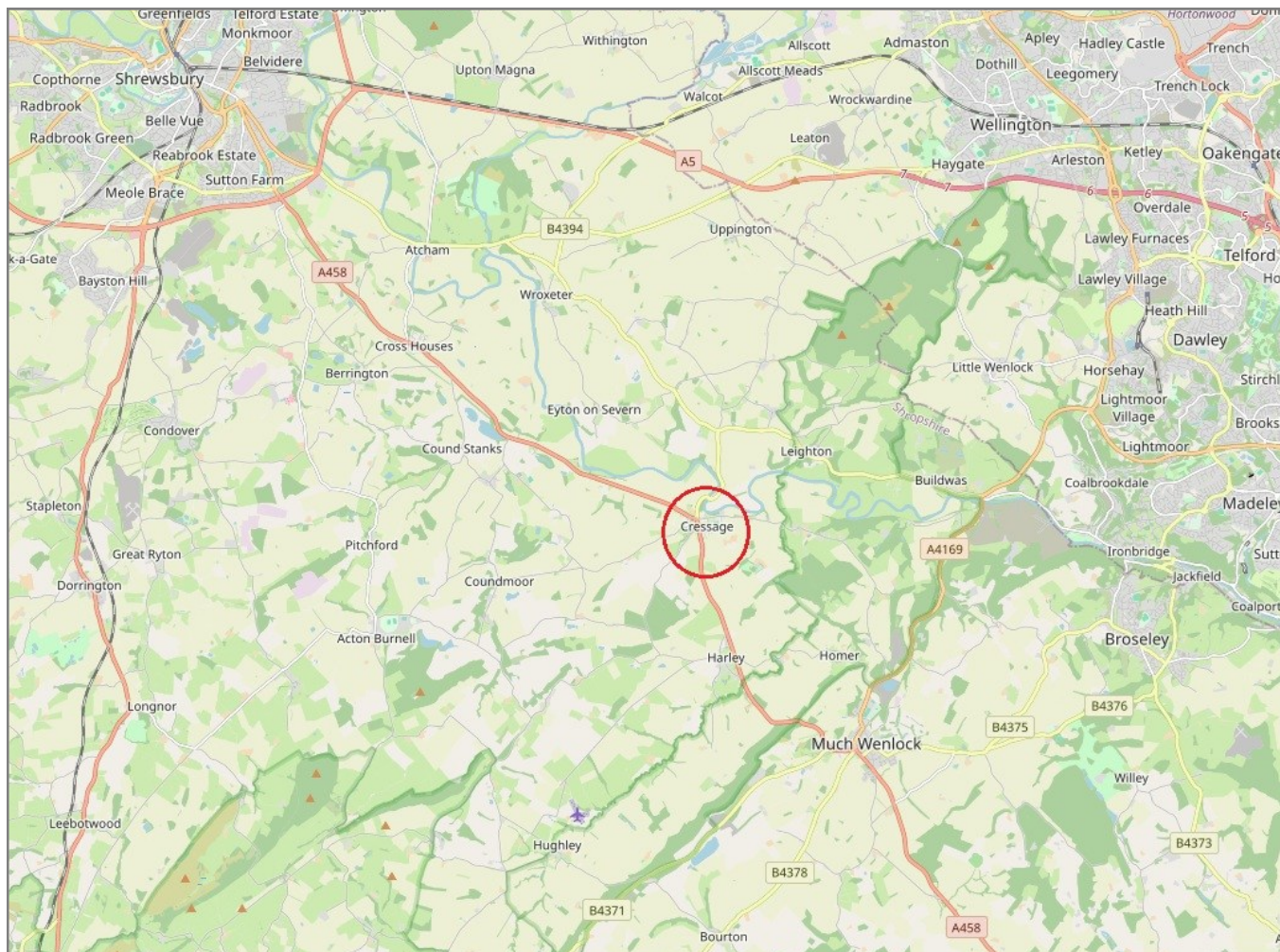
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 9 Ashdale Road, Cressage, Shropshire, SY5 6DT

Coopergreenpooks.co.uk

£275,000 Freehold — 2 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.