



Coalpit Cottage, Brockton, Shrewsbury, SY5 9HU

2 bedroom detached cottage — £300,000 Freehold

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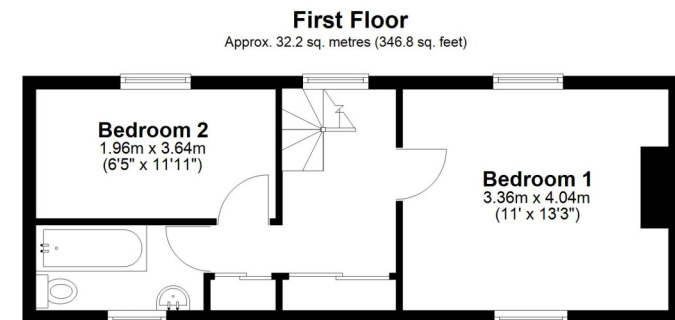
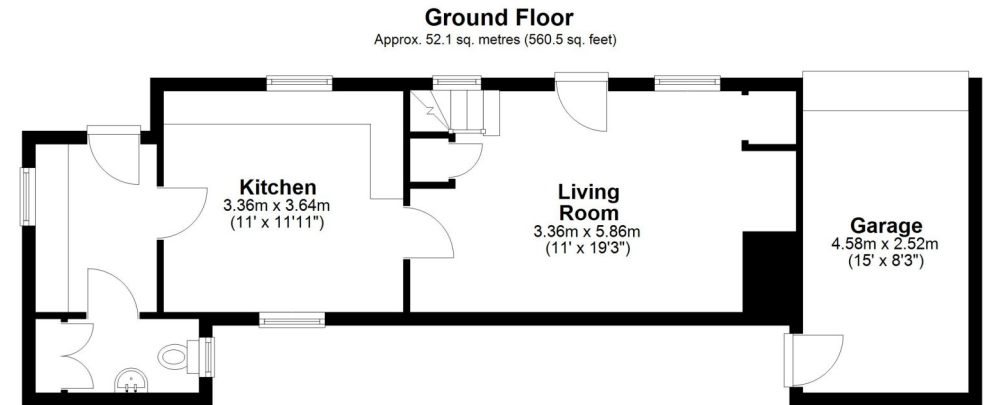
£300,000 Freehold—2 bedroom detached cottage

sales@cgpooks.co.uk

An attractive and characterful detached country cottage located in a wonderful setting just a 20-minute drive from Shrewsbury, with a good-sized private garden and stunning rural views.

KEY FEATURES

- Living room with feature fireplace and original bread oven, as well as 2 windows and door to front.
- Fitted kitchen/dining room with windows to front and rear.
- Separate utility room fitted to the same standard as kitchen with doors to front and the cloakroom.
- Staircase from living room to the first-floor landing with built in storage, where there are 2 bedrooms and a bathroom.
- Replacement double glazed windows and oil-fired central heating. The property has had a new boiler and oil tank fitted this year.
- Gated access to an extensive private gravelled driveway/parking area for several cars, where there is also access to the single garage which adjoins the property.
- Private south facing lawned garden which is enclosed by mature hedging and from which there are beautiful views across the adjoining unspoilt countryside towards the Callow Hill.
- Lovely semi-rural location, yet within walking distance of the village pub, primary school and medical practice. The property is also just a 20 minute drive from the bypass and the edge of Shrewsbury.
- No onward chain



Total area: approx. 84.3 sq. metres (907.2 sq. feet)







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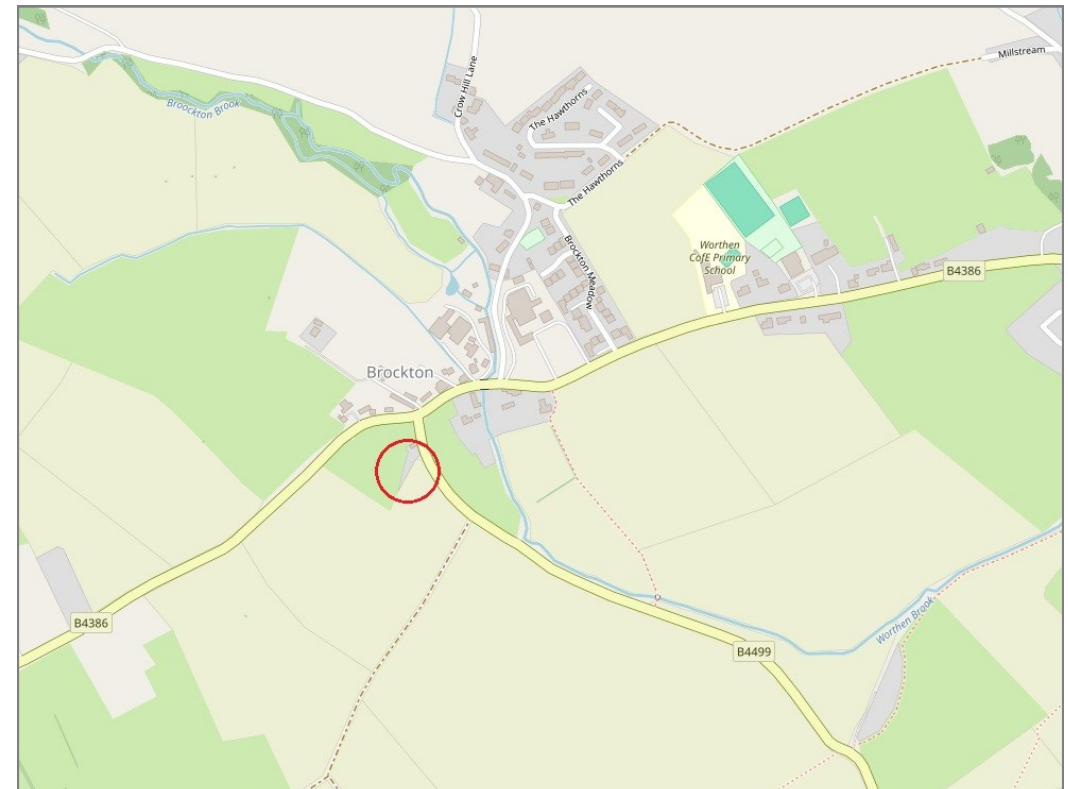
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BOUNDARIES NOT CONFIRMED

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

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.

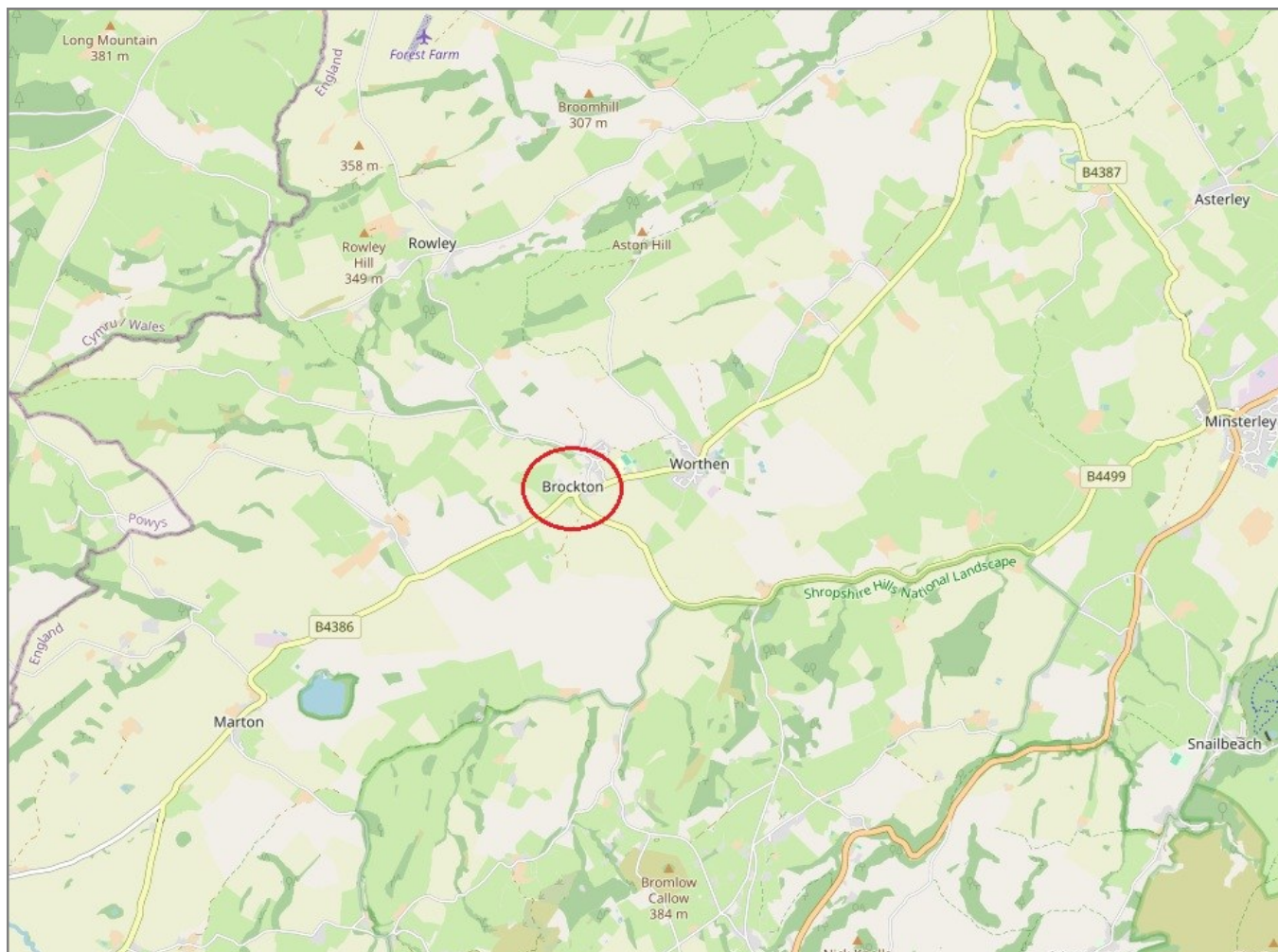
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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