



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

2 bedroom detached house — £270,000 Freehold

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Coopergreenpooks.co.uk

£270,000 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.

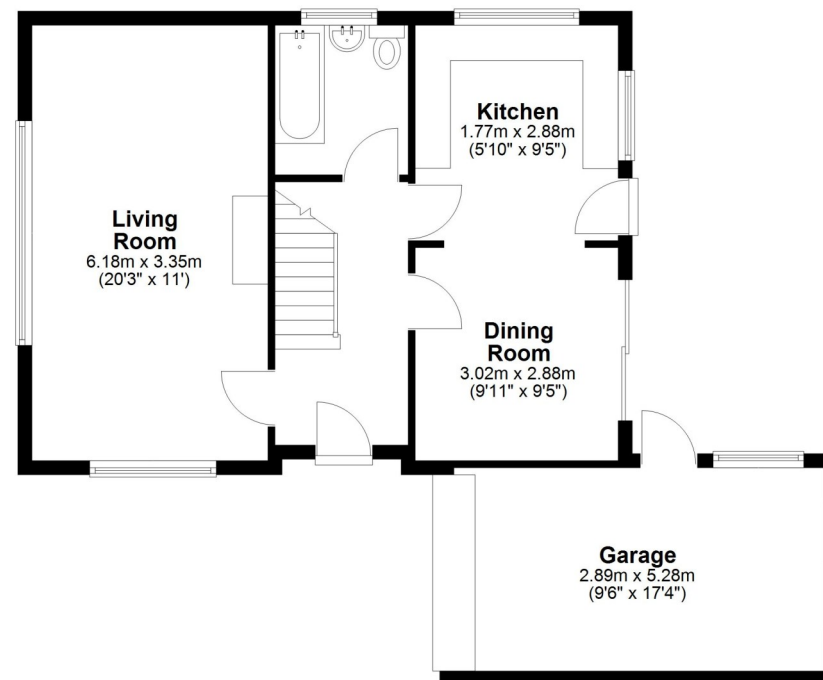
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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01743 276666



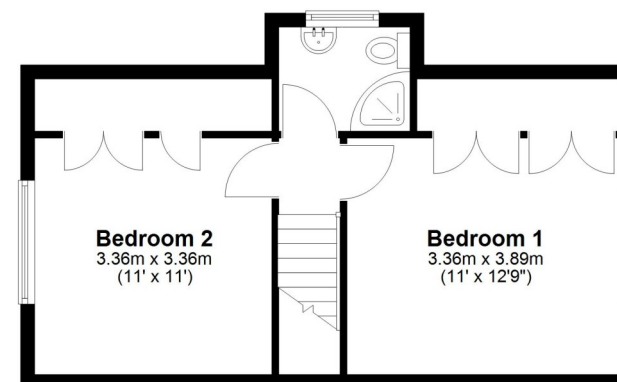
### Ground Floor

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)







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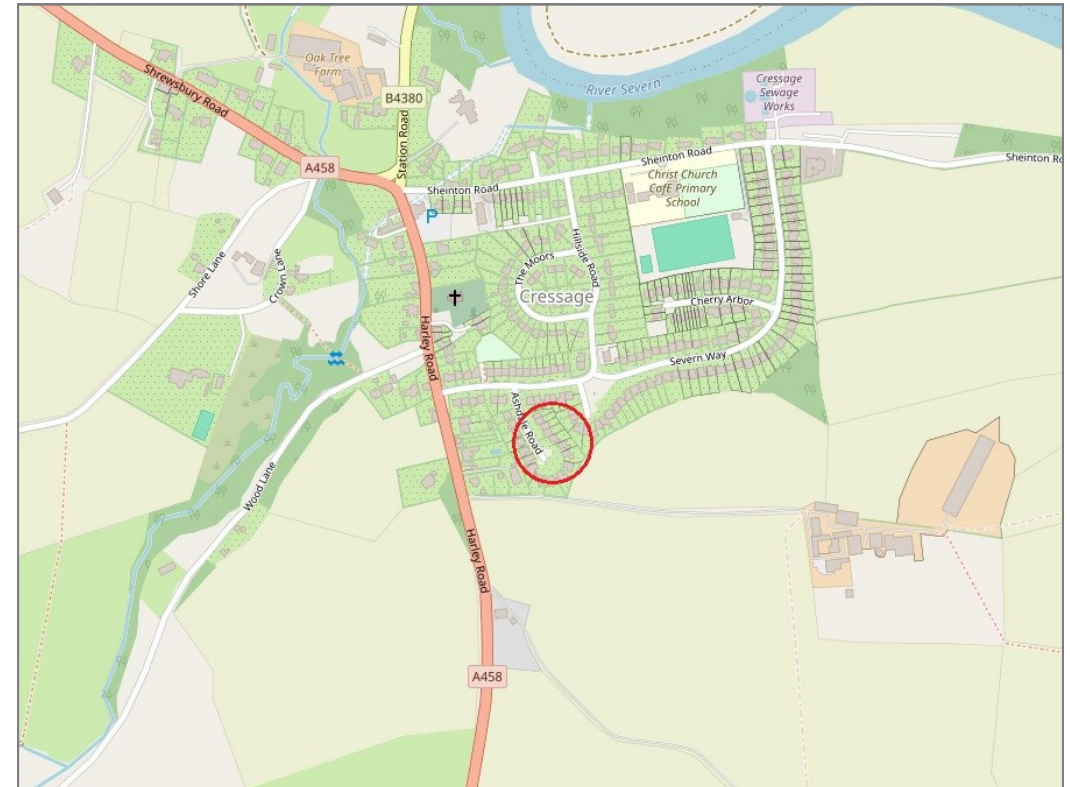
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**BOUNDARIES NOT CONFIRMED**

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

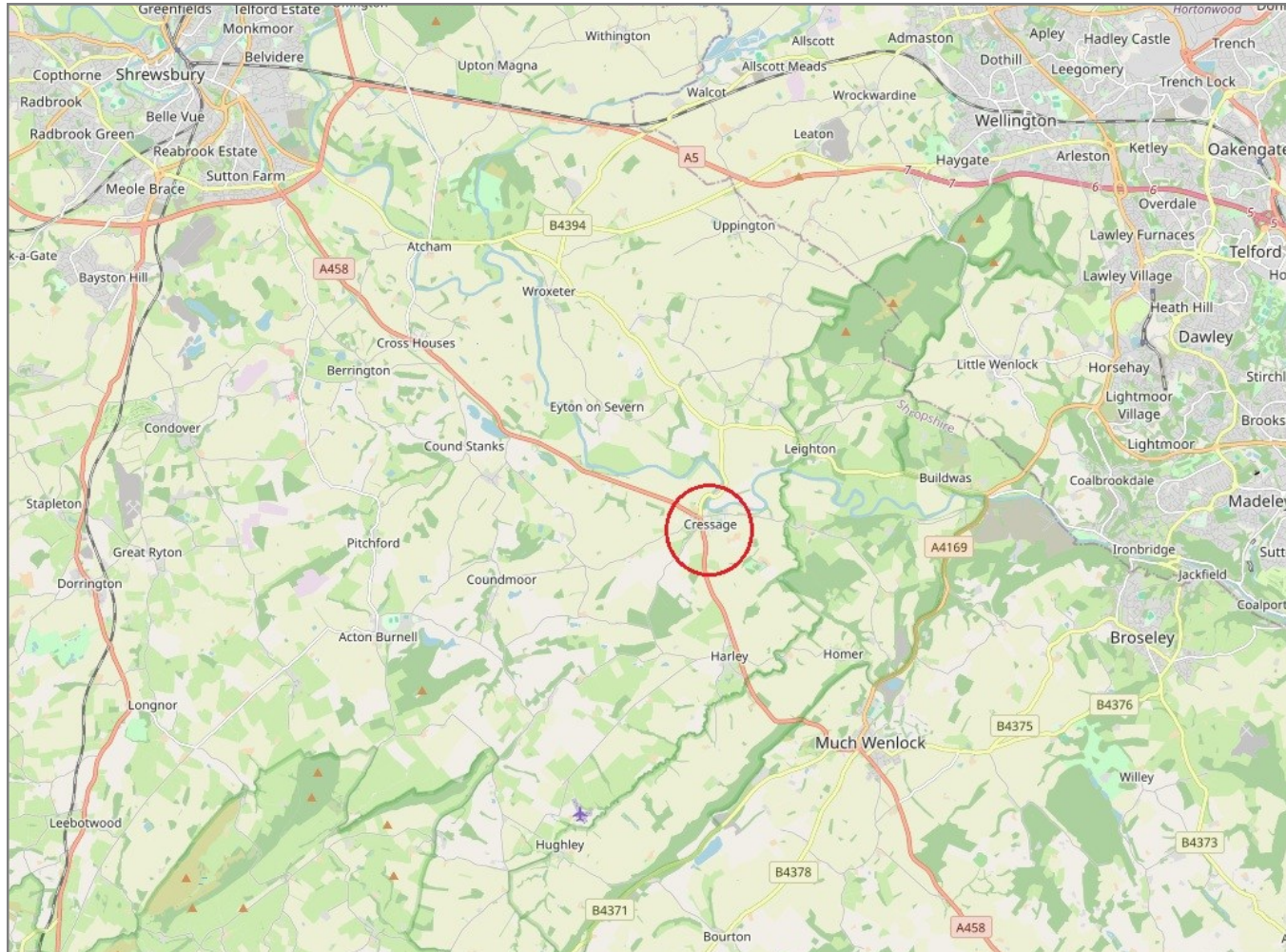
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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