



**29 The Chestnuts, Cross Houses, Shrewsbury, SY5 6JH**

4 bedroom detached house — £450,000 Freehold

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Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**This beautifully presented and improved detached house offers thoughtfully designed and versatile accommodation over three floors, occupying a lovely position with a pleasant outlook over woodland to the rear, while benefitting from a private landscaped garden, driveway parking, and integral garage.**

### KEY FEATURES

- Good sized entrance hall with cloakroom, under stairs storage, and staircase to the spacious first floor landing
- Living room with feature fireplace, Charnwood stove, and bay window to front
- Open plan kitchen/dining room, complete with a range of well-fitted units, space for appliances, two sets of glazed doors to the rear garden, as well as access to the integral garage and utility area
- Three double bedrooms on the first floor and a large family bathroom with separate corner bath and shower. Bedroom one has built-in wardrobes and an en-suite shower room,.
- A further turning staircase leads to the second floor where there is another generous double bedroom and en-suite shower room. This bedroom also has well-designed built-in storage with dressing table, access to eaves storage, and velux windows allowing plenty of natural light
- Double glazed windows and gas fired central heating
- Private landscaped garden with National Trust land behind the property. The garden is laid to lawn with a paved sun terrace and secure gate to side
- Driveway to front providing ample parking for two cars, and access to the integral single garage
- A very quiet location within a beautiful setting, a short walk from the play area, village shop and garage, as well as being less than five miles from Shrewsbury town centre. There are also beautiful walks within the woodland that adjoins The Chestnuts

Cooper Green Pooks  
3 Barker Street  
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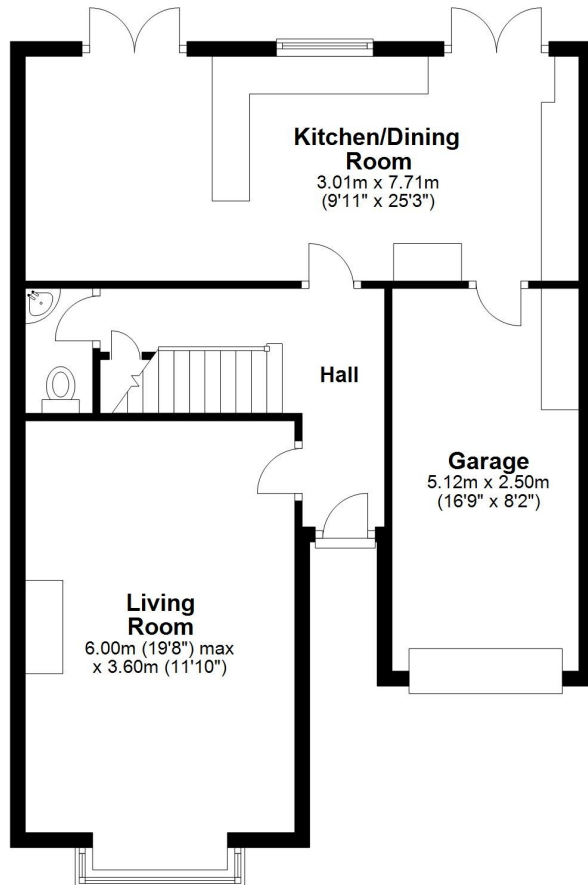
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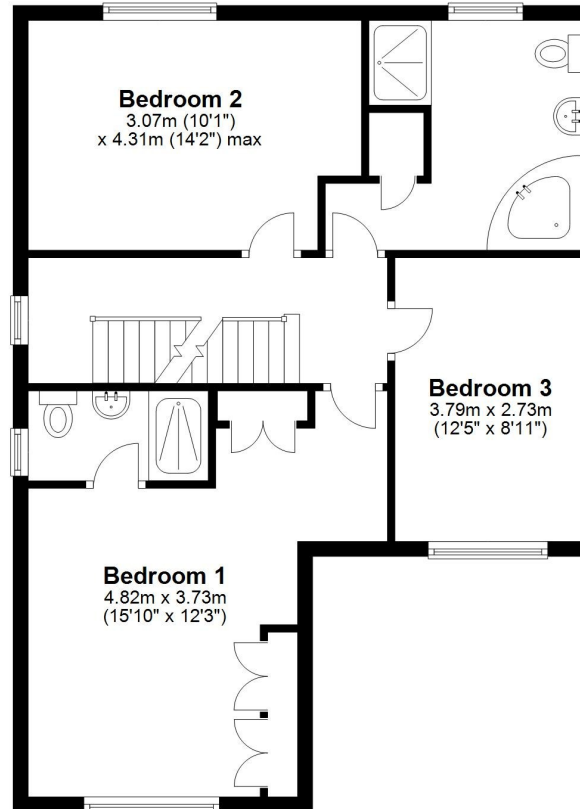
## Ground Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



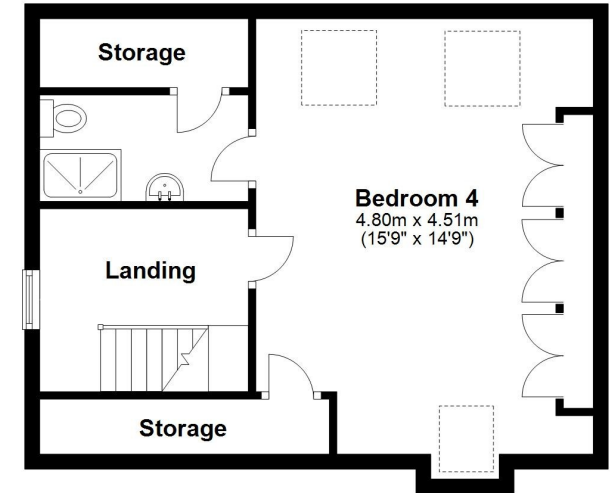
## First Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



## Second Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 168.0 sq. metres (1808.6 sq. feet)











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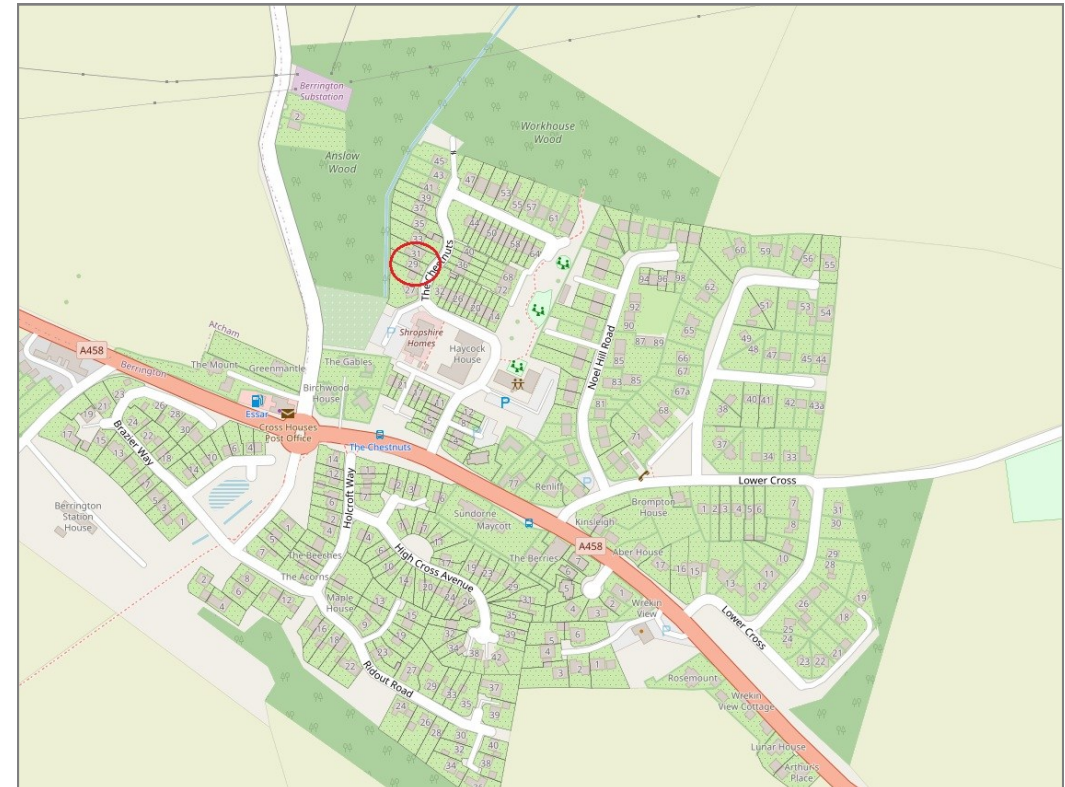
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</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

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

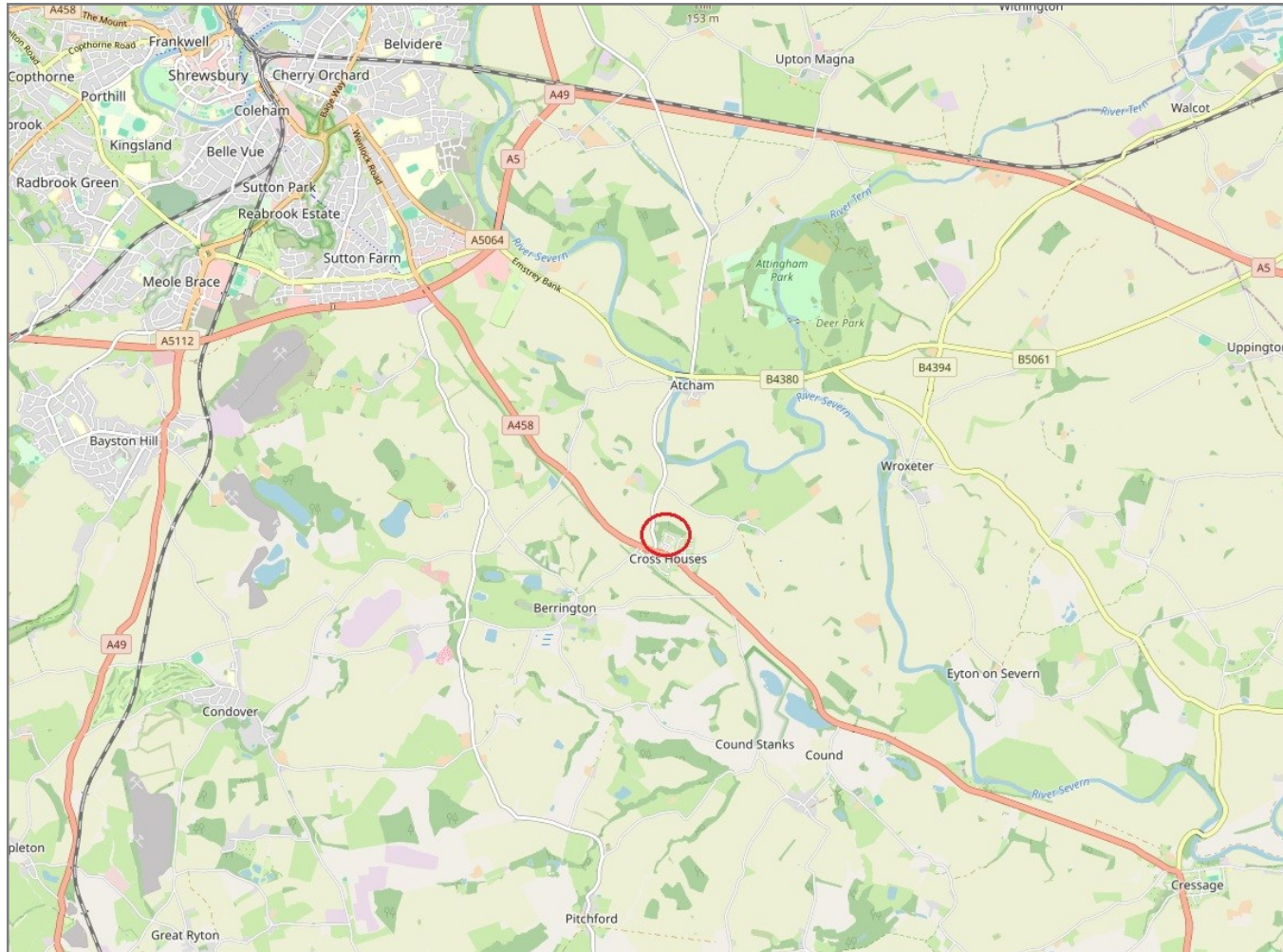
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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