



**The Gouters, Cross Houses, Shrewsbury, SY5 6JR**

3 bedroom detached house — £450,000 Freehold

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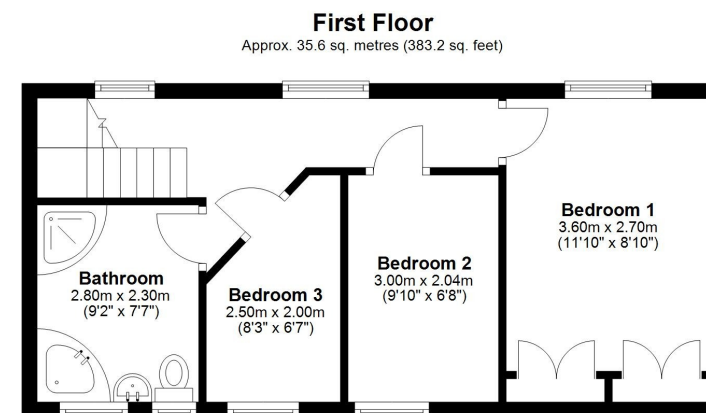
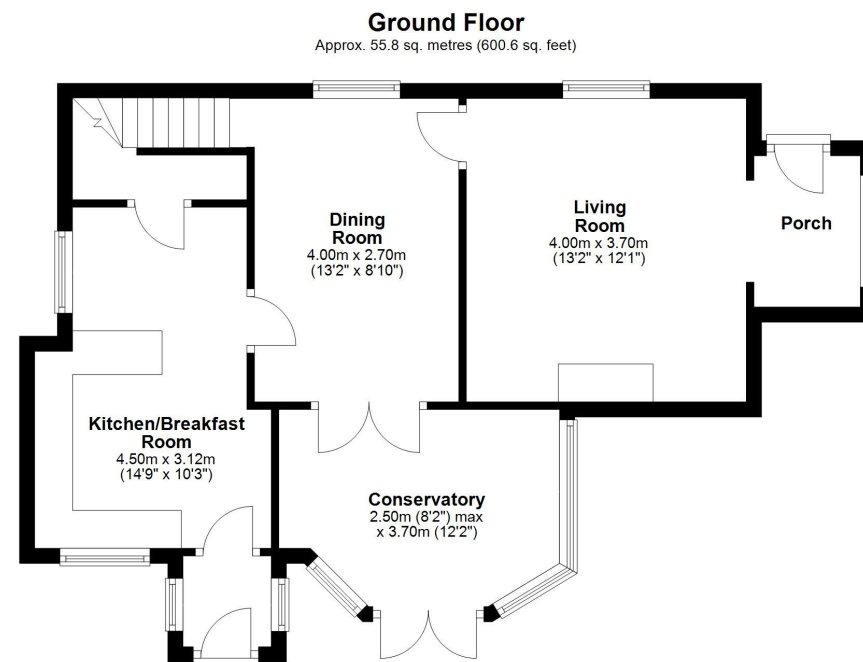
£450,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic plot, surrounded by beautiful open fields and natural countryside, this attractive detached cottage of character offers neatly presented accommodation with plenty of potential, while benefitting from stunning views, generous private gardens, driveway parking and a detached garage.

## KEY FEATURES

- Entrance porch opening to a good-sized living room with feature fireplace and wood burning stove
- Separate dining room with access to the kitchen and glazed double doors to the conservatory
- The open plan kitchen/breakfast room has a range of fitted units, breakfast bar and windows to two elevations, as well as a door to the rear porch and useful utility/store room
- A lovely turning staircase leads to the first floor, where there are three bedrooms and a family bathroom with both a corner bath and shower. The main bedroom also has windows to two elevations and built-in wardrobes
- Impressive views from all upstairs rooms, looking over the rear garden, surrounding fields and countryside, and towards The Wrekin
- uPVC double glazed windows and LGP gas fired central heating
- The extensive private garden comprises areas of lawn, paved and gravelled terracing, planted borders, vegetable patches, and mature trees and shrubs. There is also a detached single garage, along with multiple timber outbuildings
- To the front of the property is a further lawned garden with an attractive brick wall and railings, to the side of which is a driveway providing parking and gated access to the rear
- A very quiet location within a beautiful setting, a short distance from the village shop and garage, as well as being less than five miles from Shrewsbury town centre
- This property offers plenty of character and original features, while offering potential to extend and modernise in order to create a brilliant family home
- Sold with no upward chain



Total area: approx. 91.4 sq. metres (983.9 sq. feet)















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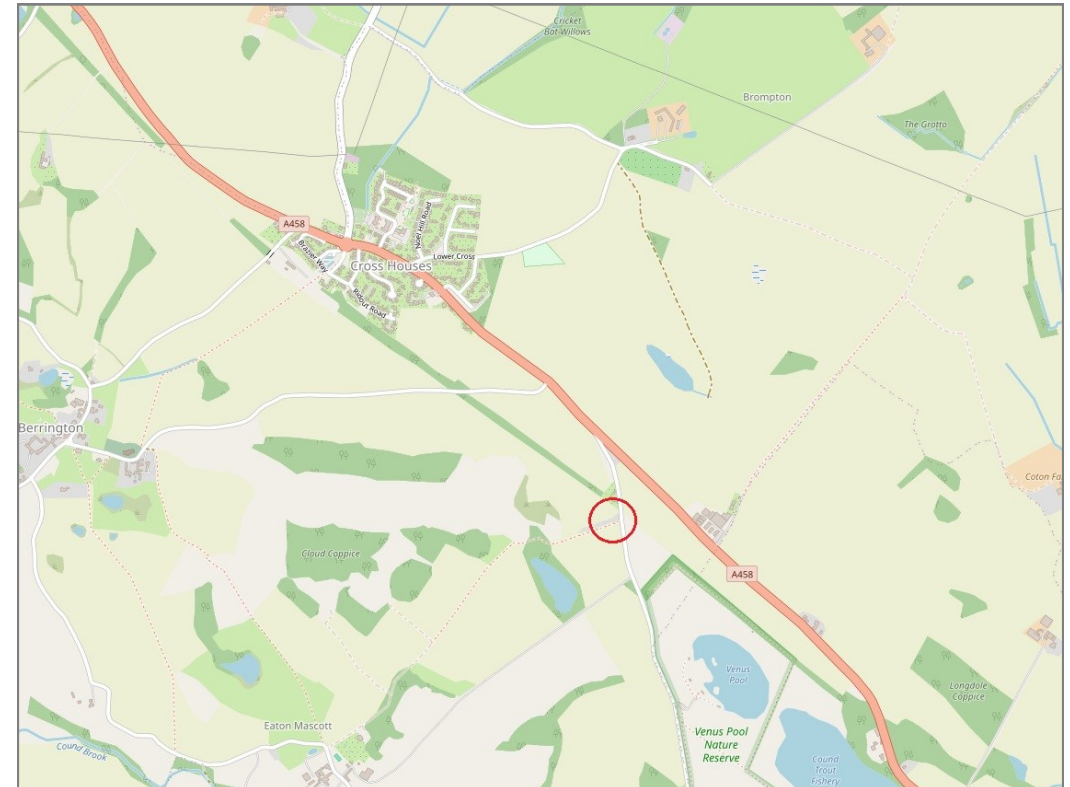
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water and electricity are connected. LPG gas heating.</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



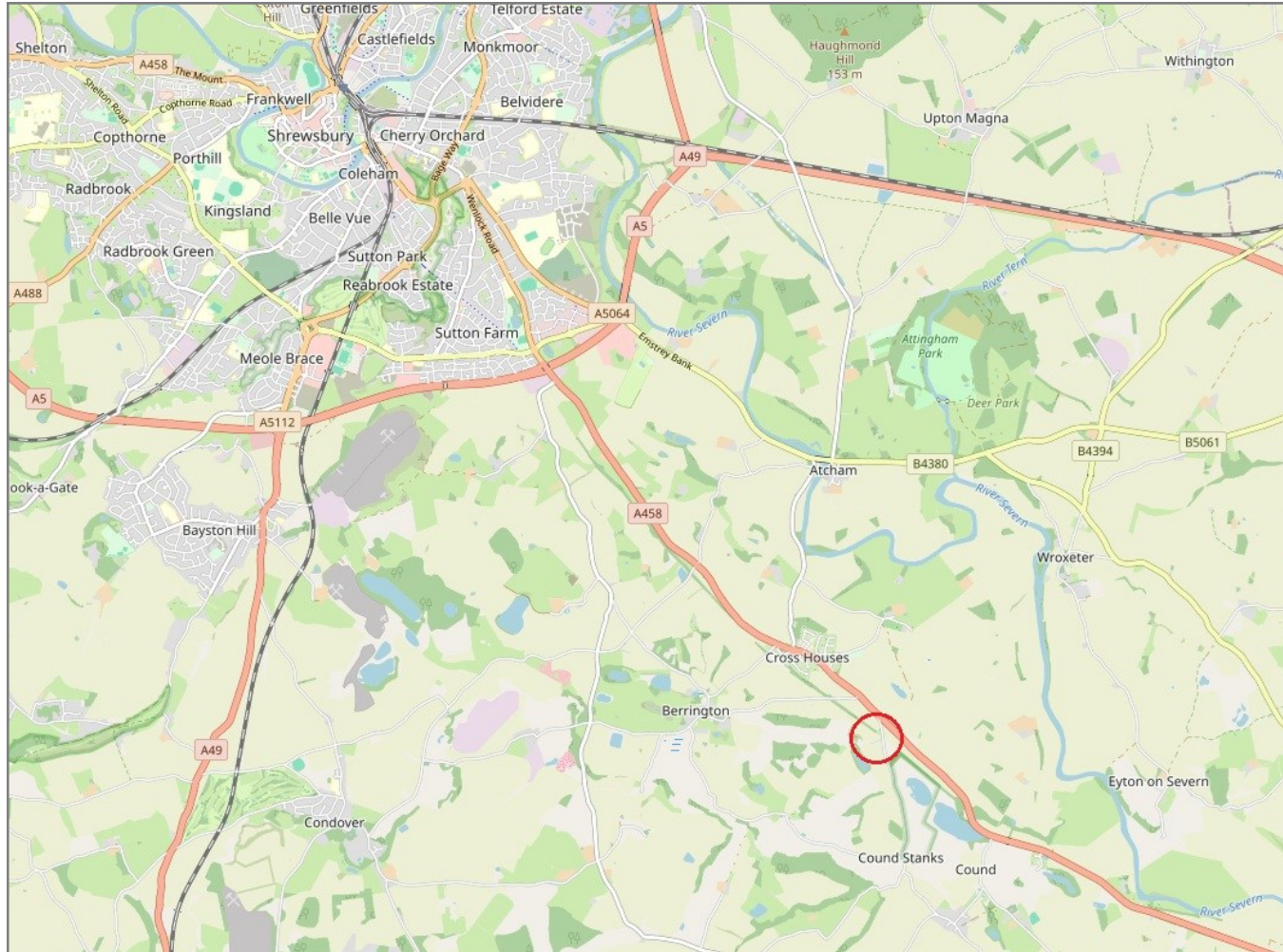
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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