



**8 Cross Hill, Shrewsbury, SY1 1JH**

3 bedroom townhouse — £479,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

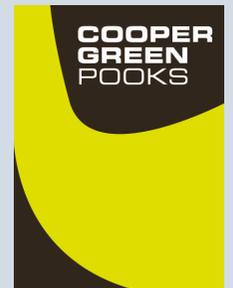
**A wonderful Grade II Listed townhouse with a characterful and well presented interior, private south facing courtyard garden and separate studio/home office. The property is located in a historical and very pretty town centre setting on a quiet street, just a stones throw from the beautiful Quarry park and river walks.**

### KEY FEATURES

- Light and well configured accommodation over three floors, with lots of both original and modern features.
- Entrance hall with double bi-folding doors that open to the kitchen/dining room, fitted with a range of units and oak work surfaces. There are also two windows with fitted plantation shutters to the front and parquet effect Amtico flooring.
- The living room has two sets of glazed double doors which open out onto the courtyard garden, as well as an Inglenook fire place with gas wood burner and flooring to match the kitchen.
- From the living room there is access to an enclosed staircase which leads to the lower ground floor cellar/utility. This also provides useful storage space, has natural light, sink with hot and cold tap and plumbing for washing machine.
- Off the first floor landing there is a bathroom and two bedrooms, one of which is a single and the other a large double with lovely original oak boarded flooring and a fireplace with wood burner.
- From the first floor landing there is a staircase to the spacious second floor master suite, which has a large ensuite dressing/shower room.
- Partial double glazed windows and gas fired central heating with Victorian style column radiators.
- Private south facing walled and paved courtyard garden, with the benefit of what was an original Brew House. This separate building has now been converted into a very useful home office/studio with vaulted ceiling and roof lights, radiator and quarry tiled flooring. It also has the potential to accommodate a mezzanine level if desired.
- Fantastic setting in the heart of the town centre, yet in a quiet and well preserved residential area, just a few minutes walk from the Quarry Park, main shopping areas, bars, restaurants and railway station.
- We do have options available to rent a parking space nearby. Please ask our office for further details

Cooper Green Pooks  
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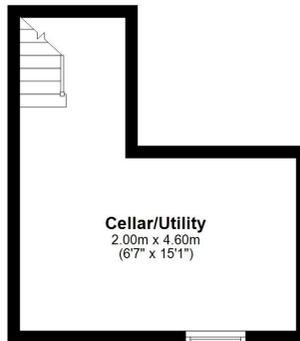
## Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



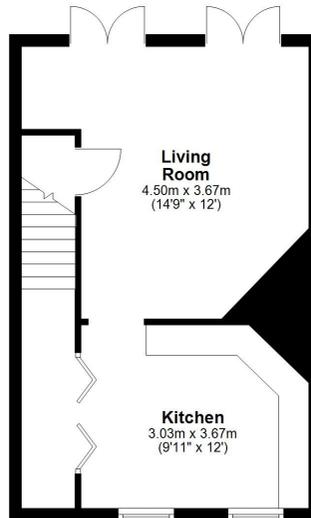
## Basement

Approx. 17.2 sq. metres (185.3 sq. feet)



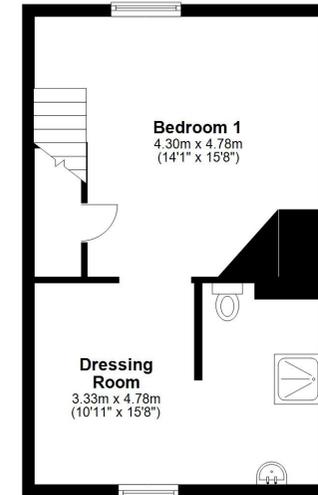
## First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



## Second Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 138.5 sq. metres (1491.2 sq. feet)









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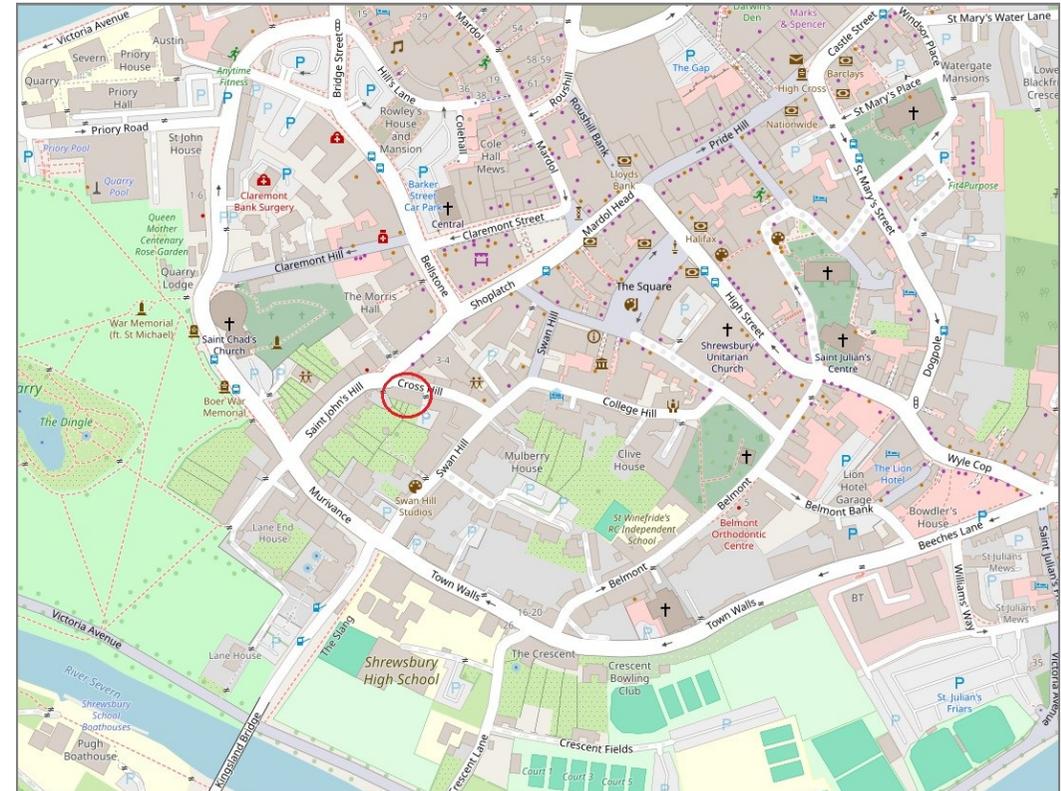
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</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.

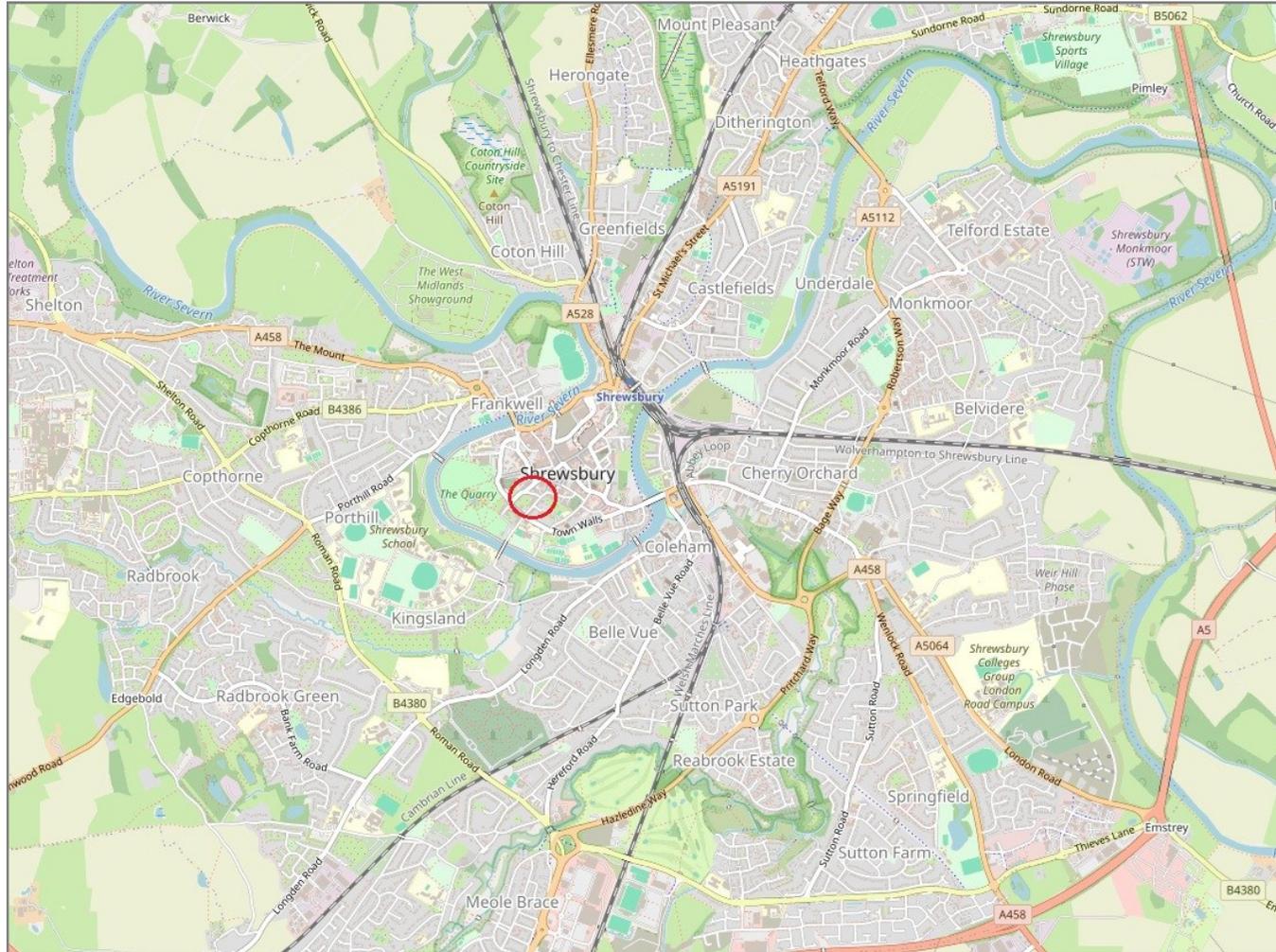
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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