

55 The Chestnuts, Cross Houses, Shrewsbury, SY5 6JH

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Offers in the region of £384,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A particularly attractive, modern, spacious and well presented five bedroom, three storey detached family home, which includes a spacious open plan kitchen / diner / family room, guest bedroom with dressing room and en suite shower room, a spacious master bedroom with en suite shower room, generous driveway, a large detached tandem garage and pleasing gardens backing onto local woodland. The property is situated approximately 5 miles from the historic town centre of Shrewsbury and benefits from excellent, accessible links to the A5 linking up to the M54 motorway network. This property will be of interest to a number of prospective purchaser(s) with a viewing coming highly recommended by the selling agent for the property and its situation to be fully appreciated.

Accommodation:

Reception hallway, cloakroom, study, lounge, spacious open plane kitchen / diner / family room, first floor landing having bedroom with dressing room and en suite shower room, two further bedrooms, family bathroom, second floor landing having bedroom with en suite shower room and further bedroom, front and attractive rear enclosed gardens, generous tarmac driveway, large tandem detached garage, upvc double glazing, LPG gas central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Double glazed entrance door gives access to:

Reception hallway:

Having radiator, engineered oak flooring, understairs storage cupboard. Door from reception hallway gives access to:

Cloakroom:

Having low flush wc, pedestal wash hand basin, tiled floor, radiator, upvc double glazed window.

Door from reception hallway gives access to:

Lounge:

14'3 x 13'1 (4.34m x 3.99m)
Having upvc double glazed french doors giving access to the rear gardens, upvc double glazed window to side, LPG coal effect fire set to a marble style hearth with decorative fire surround, two radiators, engineered oak flooring. Door from reception hallway gives access to:

Large modern kitchen / diner / family room:

28'5 x 10'2 (8.66m x 3.10m)

The family room:

Comprises: Upvc double glazed window to front, radiator.

The dining area:

Comprises: Tiled floor, two radiators, recessed spotlights to ceiling, telephone point, upvc double glazed window to side.

The kitchen area:

Comprises: A range of modern eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted wooden worktops with inset Belfast style sink with mixer tap over, integrated double oven, five ring LPG hob with stainless steel cooker canopy over, integrated dishwasher (space for upright fridge freezer), wine rack, recessed spotlights to ceiling, tiled floor, upvc double glazed french doors giving access to the rear gardens, tiled splash surrounds.

From reception hallway door gives access to:

Study:

10'8 x 7'4 (3.25m x 2.24m)

Having upvc double glazed window to front, radiator.

From reception hallway stairs rise to:

First floor landing:

Having upvc double glazed window to front, radiator. From first floor landing doors give access to three bedrooms and family bathroom

Bedroom:

14'4 x 11'2 (4.37m x 3.40m)

Having upvc double glazed window with pleasing aspect over rear garden and local woodland, radiator. Arch from bedroom gives access to:

Dressing room:

10'2 x 4'0 excluding wardrobe recess: (3.10m x 1.22m excluding wardrobe recess:)

Having a range of part mirror fronted fitted wardrobes, radiator, upvc double glazed window to side. Door from dressing room gives access to:

En suite shower room:

Having large tiled shower cubicle with shower over, pedestal wash hand basin, low flush wc, tiled floor, part tiled to walls, upvc double glazed window to rear, radiator, shaver point and wall-mounted extractor fan.

Bedroom:

16'4 x 10'2 (4.98m x 3.10m)

Having upvc double glazed window to front, radiator.

Bedroom:

10'0 x 7'6 (3.05m x 2.29m)

Having upvc double glazed window to front, radiator.

Family bathroom:

Having a three piece suite comprising: Panelled bath, pedestal wash hand basin, low flush wc, part tiled to walls, tiled floor, spotlights to ceiling, wall-mounted extractor fan, upvc double glazed window to side, heated chrome style towel rail.

From first floor landing:

Second floor landing:

Stairs rise to: (Stairs rise to:)

Having loft access. Doors from second floor landing gives access to two further bedrooms:

Bedroom:

23'1 max into recess reducing 19'7 x 13'8 (7.04m max into recess reducing 5.97m x 4.17m)

Having upvc double glazed window to front, velux roof window to rear, two radiators, a range of fitted bedroom furniture (including wardrobes and chest of drawers), television aerial point. Door from bedroom gives access to:

En suite shower room:

Having a large tiled shower cubicle with shower over, pedestal wash hand basin, low flush wc, velux roof window to rear, tiled floor, part tiled to walls, heated chrome style towel rail, extractor fan to ceiling.

Bedroom:

16'2 max into recess reducing down 12'9 x 7'6 (4.93m max into recess reducing down 3.89m x 2.29m)

Having upvc double glazed window to front, radiator and airing cupboard.

Outside:

To the front of the property there is a lawned garden with paved pathway giving access to the front entrance door. To the side of the property a good sized tarmac driveway which gives access to a large detached brick-built tandem garage. Pedestrian gated side access between the house and garage then leads to an attractive rear garden offering good levels of privacy and bordering local woodland and comprises: Patio area, outside cold tap, gravelled pathway, garden, corner paved sun terrace, well stocked borders containing a variety of shrubs, plants and bushes. The gardens are enclosed.

Detached tandem garage:

33'10 x 8'3 (10.31m x 2.51m)

Having a tiled pitched roof, up and over door and fitted power and light.

Services:

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

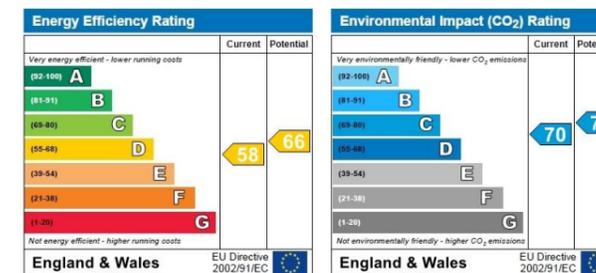
Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

