



1 The Moors, Cressage, Shrewsbury, Shropshire, SY5 6DA

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Occupying a large well-established plot. This is a partially renovated, spacious and well-proportioned two double bedroom semi-detached house (formerly a three bedroom). The village of Cressage is situated approximately midway between the picturesque town of Much Wenlock and the historic County town of Shrewsbury. The village has a Primary School, Doctors Surgery, Parish Church and small general stores. Commuters will be pleased to note that access to the A5 linking up to the Shrewsbury bypass onto the M54 motorway network is readily accessible from the property. Viewing is recommended. the accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen, side lobby, wash room, brick-built store, WC, first floor landing, two double bedrooms, re-fitted shower room, large front, side and rear enclosed gardens, driveway, detached sectional garage, upvc double glazing, oil fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Part glazed wooden entrance door gives access to:

Hallway

Having under-stairs recess, LED spotlights to ceiling. Square arch from hallway gives access to:

Lounge

13'5 x 10'10

Having upvc double glazed window to rear, wooden flooring, wood burning stove, LED spotlights to ceiling.

From hallway door gives access to:

Kitchen

12'2 x 6'11

Having base units, built-in drawers, fitted worktops with stainless steel sink, tiled splash surrounds, (SPACE for appliances), upvc double glazed window to front. Arch from kitchen gives access to:

Dining room

12'3 x 10'9

Having upvc double glazed window to rear, floor-mounted oil fired central heating boiler.

Part glazed door from kitchen gives access to:

Side lobby

Part glazed wooden framed doors then give access to the front and rear of property.

From side lobby door gives access to:

Brick-built wash room

8'1 x 7'0

Having a Belfast style sink, glazed window.

From side lobby door gives access to:

Brick store

7'0 x 5'6

The brick store gives access to:

WC

Having low flush WC, glazed window to front.

From hallway stairs rise to:

First floor landing

Having two upvc double glazed windows, wooden flooring,

LED spotlights to ceiling, loft access. Doors from first floor landing give access to two double bedrooms and re-fitted shower room.

Bedroom

14'1 max x 10'4

Having upvc double glazed window to the rear, antique style radiator, feature panelling to walls, exposed wooden flooring.

Bedroom

10'5 x 9'1 excluding open fronted recess

Having upvc double glazed window to front, antique style radiator, wooden flooring, open fronted wardrobe recesses, LED spotlights to ceiling.

Shower room

Having a large walk-in feature shower with wall-mounted drench shower over, low flush WC, wash hand basin set to an exposed wooden worktop with mixer tap over, antique style radiator with fitted towel rail, open fronted storage cupboard housing preasurised water system, tiled floor, upvc double glazed window to front, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property a driveway gives access to a detached sectional garage. The Front gardens of the property are of a generous size, having a paved pathway giving access to the front door with lawned garden, shrubs and trees, oil tank and timber garden shed. To the side of the property there is a lawned garden with former oil tank and timber garden shed. Access is then given to the property's large front gardens being laid to lawn with mature trees, shrubs and bushes. The gardens are enclosed by fencing and hedging.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Services

Mains water, electricity, drainage and oil 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.

Council Tax Banding []

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 for sales).

Referral fee disclaimer

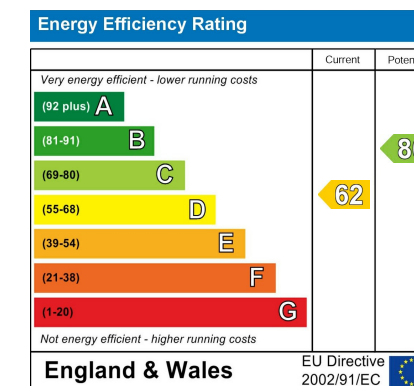
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS

