

72 Cantlop, Cross Houses, Shrewsbury, Shropshire, SY5
6HQ

www.hbshrop.co.uk



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Offers In The Region Of £289,995

Viewing: strictly by appointment through the agent

This is a cherished, beautifully presented and particularly spacious two double bedroom semi-detached period cottage being Offered For Sale with NO UPWARD CHAIN. The property occupies a large well established plot of approximately 0.22 of an acre, which borders local farmland and has a beautiful aspect to the rear towards local countryside and beyond. The property is approximately 5 miles south east of the Shrewsbury Town Centre (in-between Cross Houses and Condover) and offers good access to the local bypass which then links up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Entrance porch, attractive lounge, kitchen/diner with feature pantry/laundry, sun room, WC, first floor landing, two double bedrooms, bathroom, large well established plot approaching approximately 0.22 of an acre, two driveways, single garage, extensive double glazing, solid fuel and oil fired central heating, desirable rural location. Viewing HIGHLY recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Entrance porch

Having two glazed windows, tiled floor.

Wooden framed door from porch gives access to:

Lounge

14'0 x 12'8

Having upvc double glazed window to front, radiator, open fire with decorative brick hearth surrounding tiled mantle, behind this is the Dunsley solid fuel central heating boiler, exposed beams to ceiling.

Double doors from lounge give access to:

Kitchen/diner

14'4 max reducing down to 12'4 x 10'5

And comprises: wooden eye level and base units with built-in cupboards and drawers, tiled worktops with inset stainless steel sink, upvc double glazed window, radiator, space for appliance, exposed beams to ceiling, telephone point.

Door from kitchen/diner gives access to:

Walk-in pantry / laundry room

5'4 excluding recess x 4'3

Having space for washing machine, for further appliances to side, fitted worktop, shelving, vinyl floor covering, glazed window.

From kitchen/diner sealed unit double glazed door with matching windows to side give access to:

Sun room

9'8 x 7'1

Having upvc double glazed door and windows overlooking the properties extensive rear garden, polycarbonate roof.

Door from sun room gives access to

WC

Having low flush WC, vinyl floor covering, wall mounted oil fired central heating boiler, fitted shelving.

Door from kitchen/diner gives access to.

Staircase

Which rises to:

First floor landing

Having upvc double glazed window to side, airing cupboard with hot water tank cylinder unit.

From first floor landing access is then given to two bedrooms and bathroom.

Bedroom one

10'5 x 10'4

Having upvc double glazed window with a lovely aspect overlooking the properties rear garden and towards local farmland, countryside and beyond, radiator.

Bedroom two

12'11 x 8'7

Having upvc double glazed with pleasing rural aspect to front, radiator, loft access.

Bathroom

Having a three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, upvc double glazed window to front, radiator, Wall mounted pull cord Dimplex electric heater.

Garage with adjoining polycarbonate store

The generous well maintained gardens start from the side of the property where there is a rockery, shrubs and water feature leading to a feature garden fish pond. Access is then given to the:

Outside

To the front of the property there is a pleasant shrubbed area with paved pathway giving access to front door via wrought iron gate with low rise brick walling and feature railings. To the side of this wrought iron gate leads to a generous paved driveway leading to the side and rear gardens. To the side of this there is a further driveway which gives access to the garage.

Rear gardens

Having lawned garden areas, glazed greenhouse, a range of outbuildings, including a former brick built pig sty, a large variety of mature shrubs, fruit trees and bushes, along with established flower borders and vegetable plots, brick built coal store, oil tank. The gardens are enclosed overlooking local farmland and countryside. The property sits in grounds approximately 0.22 of an acre.

Directions

From the Weeping Cross council depot continue for approximately 2.5 miles until reaching Cantlop. Continue for a short distance until reaching a crossroads and turn left. Continue on this country lane for 0.3 of a mile and the property will be found on the left hand-side, clearly identified with our For Sale board.

Services

Mains water, electricity, septic drainage are all understood to be

available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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

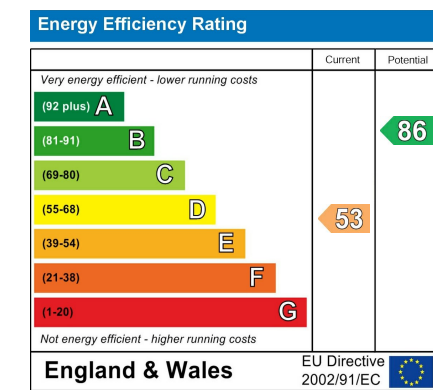
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

