

70 The Chestnuts, Cross Houses, Shrewsbury,
Shropshire, SY5 6JH

www.hbshrop.co.uk



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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.
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Offers In The Region Of £289,950

Viewing: strictly by appointment through the agent

Occupying a pleasing and particularly secluded position on this modern residential development, this is a deceptively spacious, well presented and improved four bedroom mid terrace town house which offers instantly appealing and versatile living accommodation over three floors. The property is located in the expanding village of Cross Houses approximately two miles from the main by-pass, linking up to the West Midlands and is no further than five miles south east of the Shrewsbury town centre. This growing village enjoys many amenities, including: village hall, post office, shop, garage, pub and is conveniently situated close to the renowned National Trust Attingham Park. The village is surrounded by access to open walks and countryside. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, under-stairs cloakroom, utility room, ground floor bedroom, first floor landing having lounge, impressive bespoke re-fitted kitchen/diner with a range of built-in appliances, second floor landing having master bedroom with en-suite shower room, two further bedrooms, bathroom, low maintenance front garden, landscaped south westerly facing rear enclosed gardens, brick paved driveway, garage with electrically operated roller door, UPVC double glazing, LPG central heating, sought after village location.

The accommodation in greater detail comprises:

Storm porch with composite double glazed entrance door gives access to:

Reception hallway

Having an attractive vinyl floor covering, radiator, under-stairs storage cupboard, service door to garage.

Door from reception hallway gives access to:

Under-stairs cloakroom

Having low flush WC, pedestal wash hand basin, attractive vinyl floor covering, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

Utility room

8'3 x 5'2
Having base units, fitted worktop with inset stainless steel sink and mixer tap over, space for appliances, tiled splash surrounds, tiled floor, UPVC double glazed window to rear, extractor fan to ceiling, radiator, sealed unit double glazed door giving access to landscaped rear gardens.

Door from reception hallway gives access to:

Ground floor bedroom

9'0 x 7'5
Having UPVC double glazed window to rear, radiator, wood effect flooring.

From reception hallway stairs rise to:

First floor landing

Having radiator, UPVC double glazed window to front.

Doors from first floor landing gives access to:

Lounge

16'1 x 9'10
Having UPVC double glazed French doors giving access to Juliet style balcony, contemporary wall mounted log effect remote control electric fire, radiator, coving to ceiling.

Square arch from lounge gives access to:

Impressive re-fitted kitchen/diner

16'2 x 9'1
The kitchen area comprises: A range of stylish eye level and base units with built-in cupboards and drawers, fitted Granite worktop with inset sink and mixer tap over, integrated appliances include: oven, five ring induction hob, slimline dishwasher, fridge freezer and wine cooler, cupboard housing gas fired central heating boiler with wine rack to side, pull out larder style store cupboard, UPVC double glazed window to rear, recessed spotlights to ceiling, wood effect vinyl floor covering.

The dining area comprises: UPVC double glazed window to rear, radiator, vinyl wood effect floor covering.

From first floor landing stairs rise to:

Second floor landing

Having loft access, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one

10'11 x 9'11
Having UPVC double glazed window with pleasing aspect to front, radiator.

Door from master bedroom gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, half tiled to walls, tiled floor, mirror fronted bathroom cabinet, extractor fan to ceiling.

Bedroom two

10'9 x 9'10
Having UPVC double glazed window to rear, radiator.

Bedroom three

9'4 x 6'2
Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: panel bath, pedestal wash hand basin, low flush WC, airing cupboard, tiled floor, part tiled to walls, UPVC double glazed window to front, extractor fan to ceiling, radiator.

Outside

The property occupies a pleasing/secluded position on this modern favoured development. To the front of the property there is a low maintenance stoned garden with paved pathway giving access to front door and paved driveway to side leading to:

Garage

16'1 x 9'7
Having electrically operated roller door, fitted power and light.

Rear gardens

To the rear there is a landscaped rear garden having paved patio area, stone sections, lawn garden, raised beds, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, 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

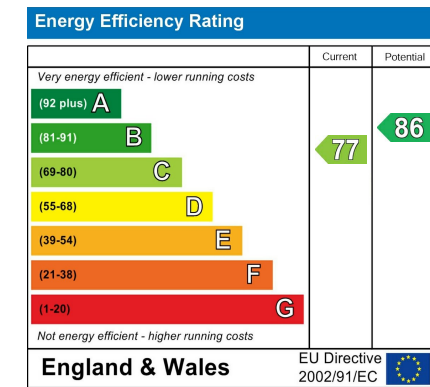
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

