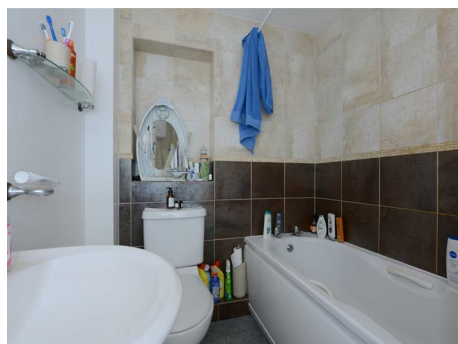
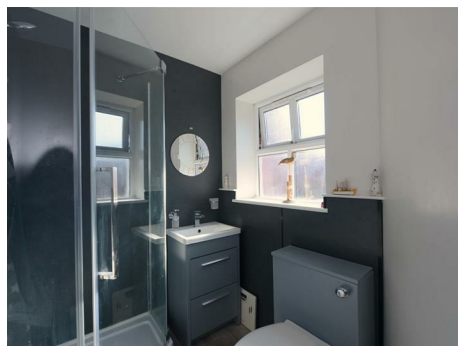


26 High Cross Avenue, Cross Houses, Shrewsbury,
Shropshire, SY5 6LJ

www.hbshrop.co.uk



Offers In The Region Of £252,000

Viewing: strictly by appointment
through the agent



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.

Offered For Sale at 80% of it's market value (Section 106 Legal Agreement). this is a spacious, extended and well proportioned four bedroom semi detached house which offers versatile living accommodation and occupies a lovely cul-de-sac position. The property is situated within this popular village location having good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended.

Entrance hallway, lounge, kitchen/diner, snug, UPVC double glazed conservatory, rear lobby, cloakroom, first floor landing, master bedroom with ensuite shower room, three further bedrooms, bathroom, low maintenance front and southerly facing rear enclosed gardens, driveway, garage, UPVC double glazing, oil fired central heating, pleasing cul-de-sac position. Viewing is recommended.

Double glazed entrance door gives access to:

Entrance hall

Door gives access to:

Lounge

14'7 including staircase recess x 14'0

Having UPVC double glazed window to front, radiator, understairs storage cupboard, wood effect flooring.

Wooden framed glazed door from lounge gives access to:

Snug

14'7 x 10'1

Having coving to ceiling, contemporary wall mounted electric fire, store cupboard housing the oil fired central heating boiler.

Wooden framed glazed doors from snug gives access to:

UPVC double glazed conservatory

13'0 x 10'9

Having polycarbonated roof with fitted ceiling fan and built-in light, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens and UPVC double glazed door giving access to side of property.

Doors from conservatory give access to:

Lobby

Having UPVC double glazed French doors giving access to rear gardens, service door to garage.

From lobby door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor.

Square arch from lounge gives access to:

Kitchen/diner

14'10 x 11'6

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset Belfast ceramic sink with mixer tap over, integrated double oven, glass display cabinets, UPVC double glazed window to front, radiator, large walk-in store with space for washing machine, recessed spotlights to ceiling, UPVC double glazed door to rear.

From lounge stairs rise to:

First floor landing

Having loft access, coving to ceiling, airing cupboard.

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

Bedroom one

9'6 excluding wardrobe recess x 9'4 excluding walk

Having UPVC double glazed window to front, radiator, two built-in double wardrobes, coving to ceiling.

Door from bedroom one gives access to:

Modern ensuite shower room

Having corner shower cubicle, wash hand basin with mixer tap over and storage drawers below, WC with hidden cistern, UPVC double glazed window to rear, wall mounted electric heater.

Bedroom two

12'1 max x 8'0

Having two UPVC double glazed windows to front, radiator, built-in mirror fronted double wardrobe with over stairs storage cupboard to side, coving to ceiling.

Bedroom three

7'10 x 7'3

Having UPVC double glazed window to rear, radiator.

Bedroom four

7'4 x 6'6

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath, low flush WC, pedestal wash hand basin, part tiled to walls, extractor fan to ceiling, strip light with built-in shaver point, radiator.

Outside

To the front of the property paved pathway gives access to front door with a low maintenance stone frontage with low rise brick walling. To the side of the property there is a driveway which gives access to:

Garage

Having up and over door. To the side of the driveway there is a low maintenance paved patio area.

Southerly facing rear gardens

Having paved patio, artificial lawn garden, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed.

AGENTS NOTE

The asking price of £252,000 is 80% of property's value and this is the maximum the property can be advertised/sold for. The property has restrictions placed on it relating to it's value, future value, eligibility and occupation of the property. The restrictions within the S106 dated 1992 are held on the property in perpetuity. This can not be removed as these S106 is a legal planning document. Any buyer will need to meet the local connection criteria which is:
For the first 4 weeks of marketing a buyer will need a local connection to the parishes of Berrington, Conover, Bayston Hill, Atcham, Pitchford and Cound. The local connection is that they will need to have resigned in these areas for 10 out of the last 15 years. After this 4 week period has passed a buyer will need a connection to the form of the Shrewsbury and Atcham Borough Council administration area residing for 5 out of the last 10 years, after 8 weeks it can be sold to anyone regardless of connection. A buyer must also confirm the property will be there only residence as the property can not be purchased to rent out.

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

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).

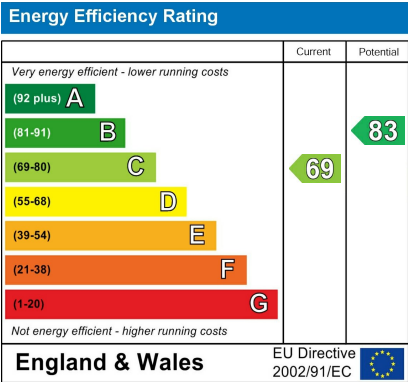
Referral fee disclaimer

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

