

**FOR SALE**

Offers in the region of £425,000

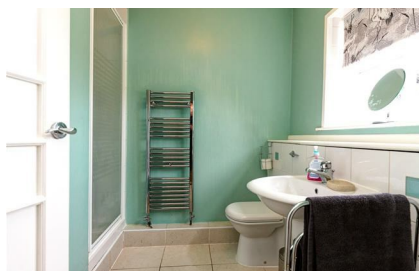
4 Cross Lanes, Pentrecoed, SY12 9EB

A very substantial 5/6 bedroom semi-detached family home boasting front and rear gardens both of which offer excellent views over open countryside beyond, along with a garage/workshop and ample driveway parking, peacefully yet conveniently located within a charming rural hamlet close to the town of Ellesmere.



Ellesmere (3 miles), Oswestry (8 miles), Whitchurch (15 miles), Shrewsbury (20 miles).

All Distances Approximate.



- **Substantial Family Home**
- **5/6 Bedrooms**
- **4 Reception Rooms**
- **Driveway and Garage/Workshop**
- **Gardens Overlooking Open Countryside**
- **Delightful Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Cross Lanes in Pentrecoed for sale by private treaty.

4 Cross Lanes is a very substantial 5/6 bedroom semi-detached family home boasting front and rear gardens both of which offer excellent views over open countryside beyond, along with a garage/workshop and ample driveway parking, peacefully yet conveniently located within a charming rural hamlet close to the town of Ellesmere.

Internally, the property provides an incredibly generous amount of living accommodation which has been much improved by the current vendors to now comprise, on the ground floor, a Reception Hall, Living Room, Family Room, Kitchen, Utility Room, Dining Room, Lounge, and Cloakroom, together with, to the first floor, five Bedrooms (the master boasting an En Suite) a Study (which offers excellent views over the open countryside beyond), and a family Bathroom; this alongside an external balcony accessed from the Study and Bedroom Three.

The property enjoys gardens situated to both the front and rear, with the former featuring a substantial gravelled parking area with space for the parking and manoeuvring of a number of vehicles and with access provided to the garage/workshop.

To the rear of the property are attractive gardens which abut open countryside and at present comprise a number of patio areas, an expanse of shaped lawn, and a further decked area which offers excellent views over the adjoining fields.

The sale of 4 Cross Lanes does, therefore, provide the rare opportunity for purchasers to acquire a substantial 5/6 bedroom family home benefitting from gardens, parking and a garage, in this delightful yet convenient rural location.

W3W

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THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a solid wood front door with opaque glazed panel with glazing to either side in to a:

RECEPTION HALL

Tiled flooring, panelled walls, a door leading in to a useful understairs storage cupboard and a further door leading in to the:

LIVING ROOM

14'1" x 10'5"

Wood effect laminate flooring, windows on to front and side elevations, the former providing views over the unspoilt landscape beyond, a wooden door with glazed panelling leads in to the:

FAMILY ROOM

21'11" x 14'1"

Wood effect laminate flooring, UPVC double glazed windows on to side elevation and double glazed bi-folding doors leading out on to the garden beyond, with a raised open fire set on to a raised hearth with matching surround.

KITCHEN

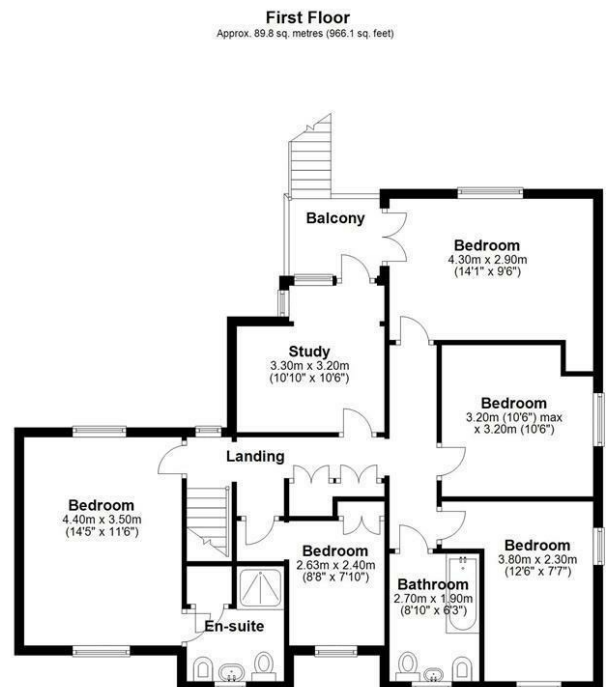
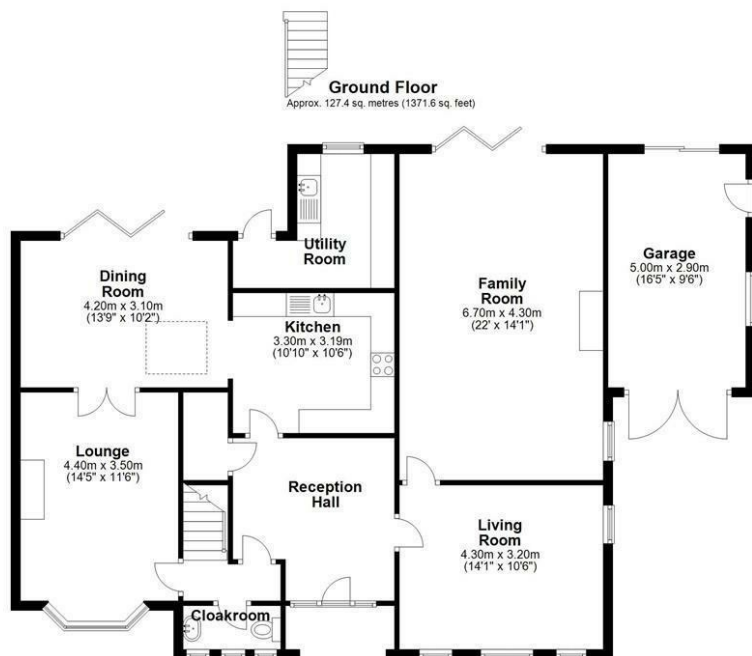
10'9" x 10'5"

A selection of base and wall units with marble effect work surface over, inset stainless steel sink with separate quarter sink to one side and (H&C) mixer tap above, tiled splashbacks, integrated dishwasher, Bosch full height fridge, and freestanding Stoves cooker with five ring induction hob over, double oven, grill and warming tray below and complimentary extraction hood over, with planned space for an eye level microwave; a planned walkway leading through to the:

DINING ROOM

13'9" x 10'2"

A continuation of the tiled flooring, UPVC double glazed bi-folding doors leading out on to the garden beyond, ceiling light and double opening partly glazed doors leading through to the:



Total area: approx. 217.2 sq. metres (2337.7 sq. feet)
4 Cross Lanes

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



LOUNGE

14'5" x 11'5"

Tiled flooring, double glazed bay style window on to front elevation and log burner sat on to raised slate hearth within an inglenook style fireplace.

UTILITY ROOM

A continuation of the tiled flooring, wooden door with opaque glazed panel leading out on to rear, a selection of base and wall units with planned space for appliances, inset stainless steel sink with draining area to one side and (H&C) mixer tap above, double glazed windows on to rear.

STAIRWELL

Tiled flooring, carpeted stairs rising to the first floor and a door leading in to the Lounge. A further door leads in to the:

CLOAKROOM

Two double glazed windows on to front elevation, low flush WC and hand basin set within vanity unit with storage cupboards below.

FIRST FLOOR LANDING

Fitted carpet as laid, double glazed window onto rear elevation, inspection hatch to loft space and freestanding landing wardrobe/cupboards, with a door leading in to:

BEDROOM ONE

14'5" x 11'5"

Double glazed windows on to front and rear elevation both of which offer excellent views over the unspoilt countryside beyond, exposed wood flooring and a door leading in to the:

EN-SUITE SHOWER ROOM

Tiled flooring, double glazed window on to front elevation, and a bathroom suite to comprise: low flush WC, wall mounted hand basin (H&C) mixer tap, bidet, and walk in shower cubicle with fully tiled surround and mains fed shower. A door leads in to a useful bathroom storage cupboard.

BEDROOM TWO

8'7" x 7'10"

Fitted carpet as laid, double glazed windows on to front elevation, partly panelled walls and double opening doors leading in to recessed wardrobes/storage space with shelving and a clothes rail.

STUDY/BEDROOM SIX

10'9" x 10'5"

Fitted carpet as laid, partly panelled walls and a particularly attractive extended area with glazing to two aspects providing a lovely outlook over the fields beyond, with a wooden partly glazed door leading out on to the external balcony where timber steps lead down to the garden.



BEDROOM THREE

14'1" x 9'6"

Fitted carpets as laid, double glazed windows on to rear elevation, double opening wooden partly glazed patio style doors leading out on to balcony area and to the garden.

BEDROOM FOUR

10'5" x 10'5"

Fitted carpet as laid, double glazed window on to side elevation.

BEDROOM FIVE

12'5" x 7'6"

UPVC double glazed window on to front elevation and a further double glazed window on to side elevation.

FAMILY BATHROOM

Tile effect vinyl flooring, opaque UPVC double glazed window on to front and a bathroom suite to comprise: panelled bath with (H&C) taps above and mains fed shower over, bidet, wall mounted hand basin, low flush WC, partly tiled walls, and wall mounted heated towel rail.

OUTSIDE

The property is approached off a quiet country lane through double opening five-bar farm style gates on to a substantial gravelled parking area situated to the front of the property, this leading around side of the property to the Garage/Workshop and a timber garden storage Shed.

GARAGE/WORKSHOP

16'4" x 9'6"

A particularly versatile room which offers scope for a variety of onward usages beyond vehicular storage, such as home gym, home office etc or for inclusion within the body of the main home (LA consent permitting).

Double opening timber front access doors, double glazing on to side aspect and double glazed patio doors leading out the rear, concrete floors, radiator, and housing the oil fired boiler, power and light laid on and a further pedestrian door to the rear.

REAR GARDENS

A particularly notable feature of the property and adjoining open countryside to the rear whilst offering some delightful pastoral scenes; at present comprising immediately to the rear of the property a part concrete/part paved patio areas which represent the lovely spot for outdoor dining and entertaining, these rising to an area of shaped lawn with, to one end of the lawn, a raised decking area looking immediately on to the fields beyond which offer further space for alfresco dining or relaxing.



SERVICES

The property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is of freehold tenure and vacant possession will be granted on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in band 'D' on the Shropshire Council Tax Register.

2 ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

FOR SALE

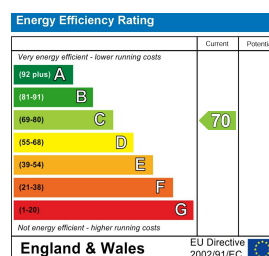
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

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