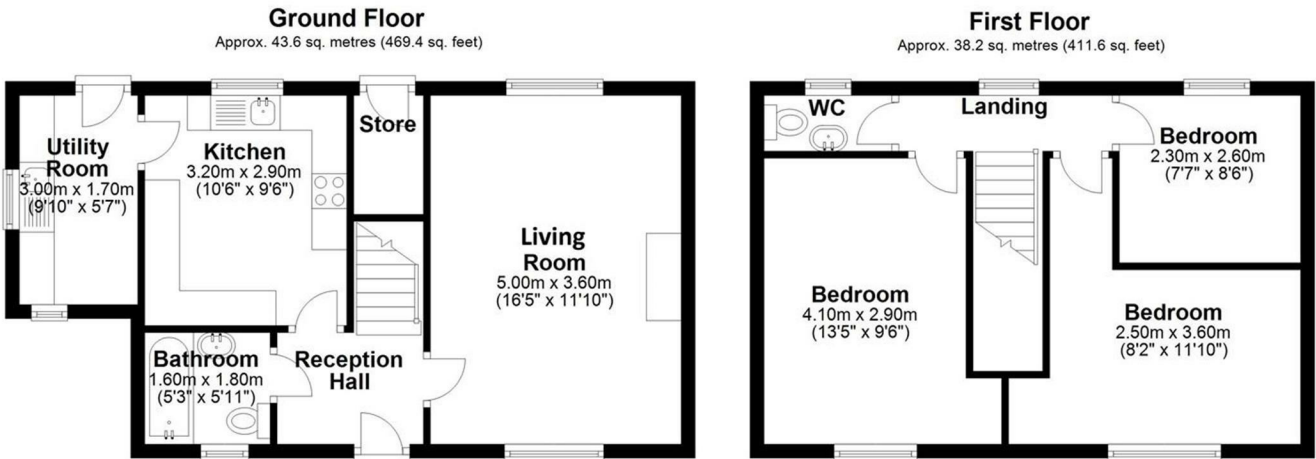


FOR SALE

43 Lower Cross, Cross Houses, Shrewsbury, SY5 6JU



FOR SALE

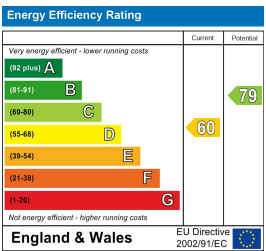
Offers in the region of £250,000

43 Lower Cross, Cross Houses, Shrewsbury, SY5 6JU

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



01743 236 444


Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




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MILEAGES: Shrewsbury 5 miles, Telford 12 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Delightful semi-detached house
- Spacious accommodation
- 3 Bedrooms
- Range of Garden buildings
- Attractive south facing gardens
- Good communications

DIRECTIONS

From Shrewsbury take the A458 Bridgnorth Road for approximately 5.3 miles. Continue to the village of Cross Houses and proceed straight over the mini roundabout heading out of the village, take the left turn into Lower Cross, take the second left and first right, 43 Lower Cross will be identified on the right hand side.

SITUATION

The property is conveniently located off the Much Wenlock road in the popular village of Cross Houses and offers excellent access to Shrewsbury and Telford via the A5. The property benefits from views over countryside and open farmland. A range of local amenities can be found in the village including a service station/general store and public house. Meole Brace Retail Park is also in close proximity whilst Shrewsbury town centre is easily accessible and offers an excellent shopping centre, social and leisure facilities and a rail service.

DESCRIPTION

43 Lower Cross is an attractively presented and comfortably proportioned semi-detached house. The ground floor provides an entrance hall, generous front to back living room with a log burning stove. The kitchen is neatly fitted and has an access door leading through to a useful lobby/utility room. The bathroom is situated on the ground floor. On the first floor there are three bedrooms and a WC. Outside, there is a recently laid new driveway providing parking for numerous vehicles. The gardens are a most attractive feature and sit to both the front and rear, offering generous flowing lawns, and raised patio entertaining space.

ACCOMMODATION

STORM PORCH

Panelled part glazed door leading to:

ENTRANCE HALL

With staircase rising to first floor. Doors off and to:

LIVING ROOM

Fireplace with tiled hearth housing log burning stove. Windows to the front and rear.

KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Part tiled walls and tiled splash. Integral electric oven and grill with electric hob. Space and plumbing for a dishwasher. Space for fridge freezer. Wooden door to:

UTILITY/LOBBY AREA

Tiled floor. Panelled part glazed UPVC door to rear garden.

BATHROOM

With tiled floor providing a suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over with drench style head. Fully tiled walls.

FIRST FLOOR LANDING

Doors off and to:

BEDROOM ONE

With window overlooking rear gardens.

BEDROOM TWO

Window overlooking rear garden.

BEDROOM THREE

OUTSIDE

The property is approached over a newly laid tarmac driveway with paved pathway giving pedestrian access to the front and side of the property.

THE GARDENS

The front garden are set to the side of the driveway offering neatly maintained and manicured lawns with mature hedging giving plenty of privacy. Access leads down one side of the property to the rear. The rear gardens offer a raised patio seating area with steps down to large delightful flowing lawns with several large garden workshops.

GENERAL REMARK

FIXTURE AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com