



FOR SALE

Offers in the region of £625,000

Lunar House, Cross Houses, Shrewsbury, SY5 6JJ

A most impressive modern detached house, built to a high specification and providing a superb living environment, set with garaging and easily maintained south facing gardens, offering a lovely outlook over farmland.



MILEAGES: Shrewsbury 4.9 miles, Telford 12.5 miles. All mileages are approximate.



- Impressive modern house
- High specification with quality fittings
- Accommodation over 3 floors
- Air source heating
- Large driveway and double garage
- South facing gardens with open outlook

DIRECTIONS

From Shrewsbury, take the A458 Bridgenorth road for approximately 5.3 miles and continue into the village of Cross Houses. Proceed straight over the mini roundabout as though heading out of the village and the property will be identified on the right hand side.

SITUATION

The property is conveniently situated 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 an open aspect to the rear looking over 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 within relatively close proximity. Shrewsbury town centre is also easily accessible and provides an excellent shopping centre, social and leisure facilities and a rail service.

DESCRIPTION

Lunar House is a superb example of a fine and most impressive modern detached family home, which will no doubt create strong market appeal. The property has been built to an excellent specification and is immaculately presented throughout. There is underfloor heating to the entire property, which is powered by the air source central heating system. The suites and fittings to the kitchen, en-suites and bathroom are to an exacting standard. The ground floor offers a comfortably proportioned sitting room to the front, whilst located to the rear is a feature large open plan living dining kitchen, with the kitchen area offering a number of integrated Smeg appliances. The worktops are Quartz and the central island affords a breakfast bar eating area and a range of base level cupboards. The dining and living space contains a feature log burning stove and bi-folding doors leading out to the rear gardens. Also to the ground floor is a useful guest WC and utility room. To the first floor, there are 3 bedrooms, the principle of which provides a range of built in wardrobes and an en-suite shower room. The remaining two bedrooms are then served by the family bathroom. To the second floor, are two further spacious double bedrooms, both with built in wardrobes and these are served by a separate shower room. Outside, there is a large gravelled driveway parking area. The double garage has an electric entrance door and useful multipurpose room above, which is currently utilised as a gym. The gardens predominantly sit to the rear and offer a paved entertaining area, sections of lawn and a number of raised beds. Prospective purchasers will be pleased to note the rear gardens are south facing and have a lovely aspect over fields.

ACCOMMODATION

Oak framed storm porch with panelled part glazed solid oak entrance door leading into:-

RECEPTION HALL

With ceiling downlighters, oak staircase rising to first floor, tiled floor, walk-in cloaks cupboards.



Cross Houses, Shrewsbury, SY5

Approximate Area = 1964 sq ft / 182.4 sq m

Garage = 624 sq ft / 57.9 sq m

Total = 2588 sq ft / 240.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1249210



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.



1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



GUEST WC

Tiled floor, ceiling downlighters, suite comprising free hanging WC with hidden cistern, wash hand basin set in vanity unit with Hansgrohe mixer tap over and storage cupboard under, tiled splash.

SITTING ROOM

With engineered oak flooring.

FEATURE OPEN PLAN LIVING KITCHEN DINER

KITCHEN AREA

With ceiling downlighters, tiled floor, brick fireplace with oak mantle, housing an Aga log burning stove. Superb range of soft close eye and base level units comprising cupboards and drawers, with generous Quartz worksurface area over. Quartz upstands and splash. Smeg electric range cooker with double oven and grill and five ring induction hob unit with fitted Smeg extractor hood over. Integrated Smeg dishwasher, space for large fridge freezer, integrated Smeg microwave oven. Impressive central island with large Quartz top, breakfast bar eating area and range of storage drawers and cupboards under.

DINING AREA

With tiled floor, ceiling downlighters, lantern roof, dual aspect windows and bi-folding doors leading out to the rear gardens and providing a lovely aspect over adjoining farmland.

UTILITY

Ceiling downlighters, extractor fan, tiled floor, providing a continuation of the eye and base level storage cupboards with fitted Quartz worktop and upstands. Inset Quartz drainer with sink unit and mixer tap. Quartz sill. Space and plumbing for washing machine, space for tumble dryer, part glazed UPVC door to side.

FIRST FLOOR LANDING

With oak staircase rising to second floor, engineered oak boarded flooring and doors off and to:-

BEDROOM ONE

With engineered oak boarded flooring. Extensive range of built in wardrobes. Door to:-



EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising free hanging WC with hidden cistern, 'His and Hers' free hanging wash hand basins and mixer taps over, fully tiled walls, wall mounted heated towel rail, ceiling downlighters and extractor fan.

BEDROOM TWO

With oak boarded flooring and built in double wardrobe.

BEDROOM THREE

With oak boarded flooring, built in double wardrobe and window with far reaching views over adjoining farmland.

BATHROOM

With porcelain tiled flooring and part porcelain tiled walls. Feature modern white suite with free hanging WC with hidden cistern, free hanging wash hand basin set in vanity unit with storage drawers under and mixer tap over, large deep fill bath. Wall mounted heated towel rail, ceiling downlighters.

SECOND FLOOR LANDING

With oak boarded flooring.

BEDROOM FOUR

With oak boarded flooring, extensive range of built in wardrobes. Access to loft space.

BEDROOM FIVE

With oak boarded flooring, with built in wardrobes. Attractive views over fields towards The Wrekin and Wenlock Edge.

SHOWER ROOM

With tiled floor and providing a modern suite comprising free hanging WC, free hanging wash hand basin with storage drawer under, fully tiled walls, walk-in shower with mains fed shower and drench head and feeder shower attachment, inset tiling and splash screen, wall mounted heated towel rail, ceiling downlighters and extractor fan.

OUTSIDE

The property is approached through an entrance shared with the neighbouring property, which then in turn leads onto a large private gravelled driveway with space for numerous vehicles, whilst also providing access to a block paved parking section in front of the double garage.



DOUBLE GARAGE

With twin remote controlled entrance doors. Power and light points, pressurised hot water cylinder. Staircase rising to:-

OFFICE/GYM

With ceiling downlighters, power and light points, dual aspect windows.

THE GARDENS

To the front, the gardens offer neatly maintained lawns with low maintenance barked shrubbery beds and borders and an established hedgerow. The majority of the gardens are located to the rear and these include a generous flagged sun terrace entertaining area, ideal for outdoor socialising and Alfresco dining. Split level lawns. Large timber and felt storage shed. Variety of raised beds. Positioned to the rear of the garage is a practical gravelled area which contains an external cold water tap and the air source heat pump. Prospective purchasers should be pleased to note that the rear gardens benefit from a lovely aspect over open farmland.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Drainage is to a private treatment plant. Air source central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band E. 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@hallsgb.com

FOR SALE

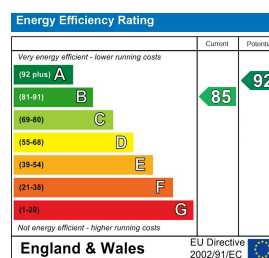
Lunar House, Cross Houses, Shrewsbury, SY5 6JJ



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

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.