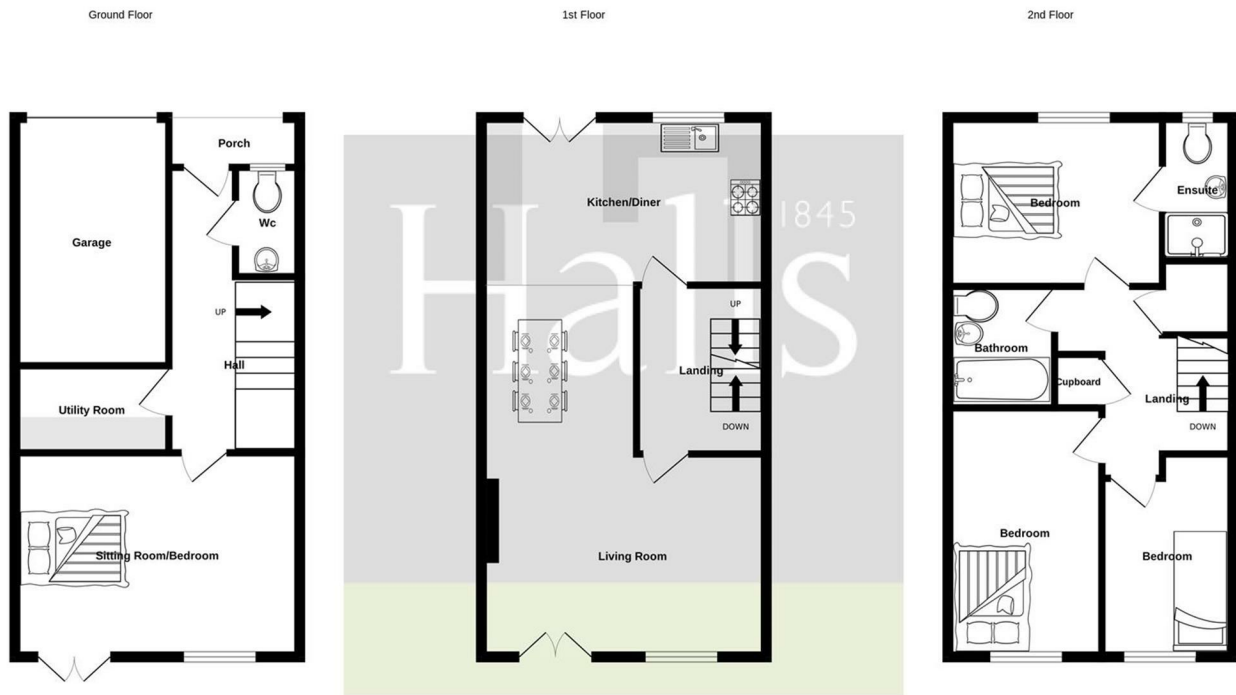


FOR SALE

26 The Chestnuts, Cross Houses, Shrewsbury, SY5 6JH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



FOR SALE

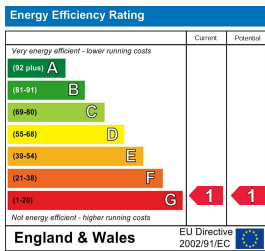
Offers in the region of £275,000

26 The Chestnuts, Cross Houses, Shrewsbury, SY5 6JH

**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



A stunning and beautifully enhanced town house offering spacious and versatile accommodation, in immaculate decorative order with garage and easily maintained gardens, in this most popular village location.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



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MILEAGES: Shrewsbury Town Centre 5 miles and Telford 11.7 miles. All mileages are approximate.



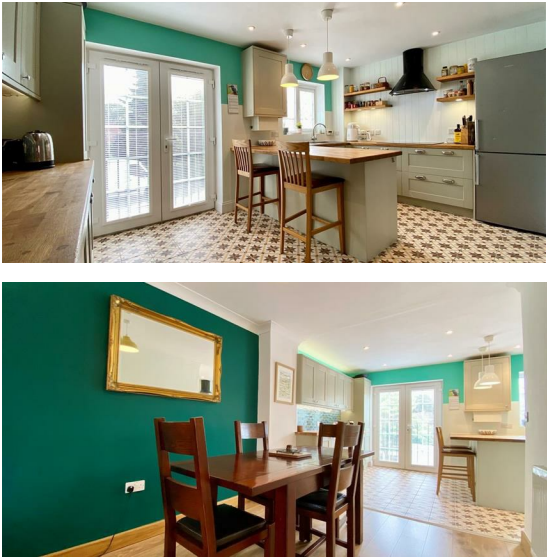
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A beautifully enhanced house
- Spacious accommodation
- Excellent decorative order
- Garage
- Easily maintained gardens
- Popular Village Location

**DIRECTIONS**  
From Shrewsbury take the A458 Bridgnorth Road for approximately 5.3 miles. Continue into the village of Cross Houses and proceed straight over the mini roundabout taking the next available left turn into The Chestnuts. Follow the road around and the property will be found on the right hand side clearly identified by a Halls For Sale board.

**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 into woodland. 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. Shrewsbury Town Centre is also easily accessible and offers an excellent shopping centre, social and leisure facilities and a rail service.

**DESCRIPTION**  
26 The Chestnuts is a beautifully presented and greatly improved town house which will no doubt have wide market appeal. The current owners have made numerous improvements including creating an open-plan kitchen/living/dining area to the first floor and the fitting of a new en-suite shower room to the main bedroom. The accommodation is laid out over three floors with the ground floor offering a Guest WC, utility room and large sitting room/4th bedroom. To the first floor is the open-plan living/kitchen/dining area, which provides a great space for entertaining. To the second floor are three bedrooms, with the main bedroom having an en-suite shower room, whilst the remaining two bedrooms are served by the family bathroom. Outside, is driveway parking which leads to the integral garage. The gardens are mostly found to the rear and offer a decked seating area with lawn beyond.

**ACCOMMODATION**  
**GROUND FLOOR**  
**STORM PORCH**  
With door into:  
**ENTRANCE HALL**  
Staircase rising to first floor. Built in under stair store cupboard. Panelled access door to utility. Doors off and to:  
**GUEST WC**  
Providing a white suite comprising low level WC, wash hand basin with tiled splash and extractor fan.  
**UTILITY ROOM**  
8'4" x 5'1"  
Providing a fitted work top with a range of wall and base units. Space for tumble dryer. Space and plumbing for washing machine.

**SITTING ROOM/BEDROOM 4**  
15'3" x 10'11"  
A spacious room with French doors leading onto the rear garden.  
**FIRST LANDING**  
**LIVING/DINING ROOM**  
21'8" x 15'3"  
Fireplace housing living flame coal effect gas fire with attractive surround. Twin glazed French doors leading to Juliet style balcony. Staircase rising to first floor. Open-plan through to:  
**KITCHEN/BREAKFAST ROOM**  
15'3" x 9'6"  
With tiled floor and providing an attractive range of wall and base level units comprising cupboards and drawers with extensive wooden work surface with sink unit and mixer tap over. Integral electric oven and grill. Integral Bosch dishwasher. Breakfast Bar. Downlighting underneath cupboards. 5 ring hob unit with filter hood over. Ceiling downlighters.

**SECOND FLOOR LANDING**  
With access to loft space. Built in storage cupboard with fitted shelving. Built in airing cupboard housing the hot water cylinder. Doors off and to:  
**BEDROOM 1**  
11'8" x 10'7"  
A good-size double bedroom with door to:  
**EN-SUITE SHOWER ROOM**  
With tiled floor and providing a white suite comprising low level WC, wash hand basin, large shower cubicle with mains fed shower and additional feeder shower attachment, inset tiling, splash screen and extractor fan.

**BEDROOM 2**  
13'1" x 8'5"  
A further double bedroom.  
**BEDROOM 3**  
9'3" x 6'7"  
A good-size single bedroom.  
**BATHROOM**  
With tiled floor and providing an attractive white suite comprising a low level WC, wash hand basin, bath, part tiled walls, and extractor fan.  
**OUTSIDE**  
The property offers a block paved driveway which also gives access to the integral garage and pedestrian access to the front of the property.  
**THE GARDENS**  
A neatly presented and low-maintenance rear garden, with decked seating area and lawn.  
**GARAGE**  
With up and over entrance door, power and light points.  
**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.  
**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.  
**COUNCIL TAX**  
The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on or visit  
**TENURE**  
Freehold. Purchasers must confirm via their solicitor.