



**5, CROSSBANKS, LUDLOW ROAD, CHURCH STRETTON, SY6 6QZ**

**OFFERS IN THE REGION OF £300,000**

**Wrights**  
Estate Agents

Established 1972

## 5, CROSSBANKS, LUDLOW ROAD, CHURCH STRETTON, SY6 6QZ

### 5 CROSSBANKS

**5 Crossbanks**, which was built around 1930 is a semi-detached house constructed of brick under a slate tiled roof. The present owner over the past several months has completely remodelled the interior having initially stripped it down to bare brick walls and timbers. It has been well insulated, new gas central heating system and electrics, remodelled kitchen/breakfast room, utility area with cloaks/wc, bathroom, entrance hall, sitting room, landing along with three bedrooms. It benefits from gas central heating, cavity wall insulation and upvc double-glazed windows and exit doors.

There is a parking space to the front with wooden steps ascending to the side path and yard with pathway leading to both front and side entrances.

The larger rear garden has a level sitting out area and then slopes upwards with paved steps leading to a lawn area and mature boundary hedgerows towards the wooded backdrop.



Crossbanks lies on Ludlow Road, leading from Church Stretton to the attractive village of Little Stretton. It backs onto wooded hill land and within a short walking distance there is a bridleway providing access to the Long Mynd Hills. It enjoys superb views to the front. The town centre amenities are within level walking distance and there is also a regular bus service.



### THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including; the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

**5 CROSSBANKS**  
**ACCOMMODATION**

**Composite part glazed front door to ENTRANCE HALL** with understairs storage area, ceiling coving, two power points and **STAIRCASE** to first floor. Open-plan design leading into the kitchen/breakfast room.

**SITTING ROOM** (4.40m x 3.050m approx)(14'4" x 11'4" approx) with wood laminate flooring, windows to the front and rear, radiator, ceiling downlighters and eleven power points.

**KITCHEN/BREAKFAST ROOM** (4.50m x 2.30m approx)(14'7" x 7'5" approx) with wood laminate flooring, range of matching units including wooden butcher block style worktops, Belfast style sink with flexible pull out spray tap, tiled splashbacks, four floor cupboards with integrated dishwasher and the 'Belling' cooking range with four ring ceramic top and electric ovens below and cooker hood over. Four wall cupboards, ceiling downlighters, nine power points, two radiators, ceiling coving and composite part glazed side entrance door.

Off hallway recessed **UTILITY AREA** with wood laminate flooring, plumbing for washing machine, power point and window. Sliding door to **CLOAKS/WC** with wood laminate flooring, white suite with wc and washbasin and the wall mounted 'Worcester' gas central heating boiler.



## ACCOMMODATION continued...

**STAIRCASE** from hall with half landing and window ascending to **First FLOOR LANDING** with fitted carpet, window, two power points and ceiling hatch to loft space.

**BEDROOM 1** (4.00m x 3.50m approx)(13'1" x 11'4" approx) with fitted carpet, front and rear windows, ceiling downlighters, radiator and eight power points.



**BEDROOM 2** (2.70m x 2.10m approx)(8'8" x 6'8" approx) with fitted carpet, window, ceiling downlighters and eight power points.



**BEDROOM 3** (2.80m x 2.20m approx)(9'1" x 7'2" approx) with fitted carpet, window, radiator and six power points.

**BATHROOM** with wood laminate flooring, white suite with panelled bath, shower wall panels, shower and screen over, wc and washbasin with splashback. Extractor fan, heated towel rail and ceiling downlighters.



**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains gas, electricity, water and drainage are connected.

**COUNCIL TAX** Band 'B'

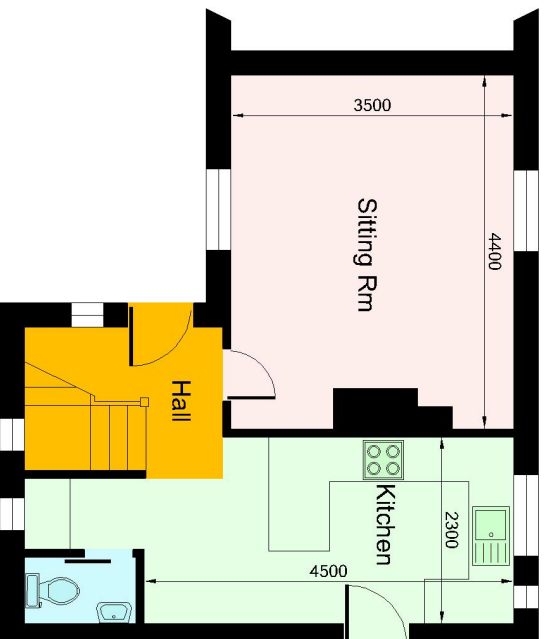
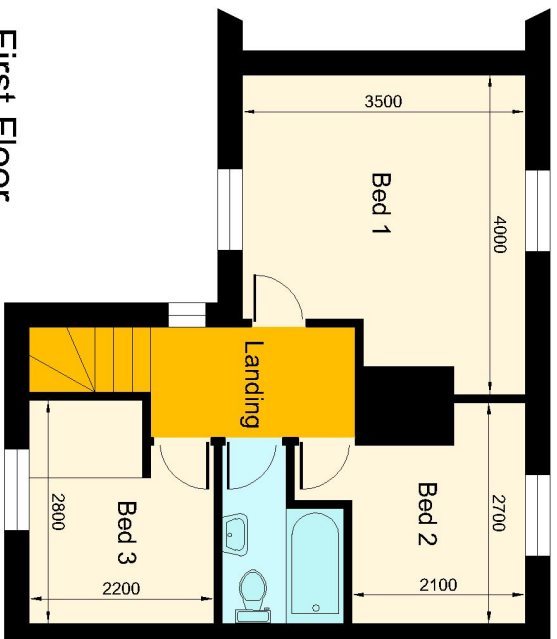
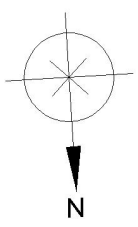
**WATER AUTHORITY** Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237  
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.  
email: sales@wrightschurchstretton.co.uk

**FINANCE SUPPORT** We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

**IMPORTANT NOTICE:** Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Floor Area 66 Sq m (710 Sq ft )

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5 Cross Bank  
Church Stretton  
SY6 6QZ