



## Caradoc View, Cross Houses, Shrewsbury, Shropshire, SY5 6JJ

**£295,000**

A 3 bedroom detached period house of immense character, situated in the popular village of Cross Houses, just a few miles south of Shrewsbury. Enjoying a beautiful, spacious, well stocked garden, Accommodation includes: Enclosed Porch, Entrance Hall, Living Room with cast iron fireplace, Sitting Room, Kitchen/Dining Room, Rear Porch, Ground Floor WC, Tanked Cellar, 3 Good Sized Bedrooms, Shower Room. OCH. No Upward Chain.



## **Caradoc View, Cross Houses, Shrewsbury, Shropshire, SY5 6JJ      Ref: 4812**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Glazed entrance door.

### **Enclosed Porch**

2 side windows, glazed entrance door.

### **Spacious Entrance Hall**

2 radiators, door to useful Cellar which has been tanked and has ample supply of power points, staircase leads to First Floor Landing.

### **Living Room** 12' 3" x 10' 9" (3.73m x 3.27m)

Walk in secondary glazed window to the front, wooden fire surround with tiled inlay and cast iron fireplace and tiled hearth, double radiator.

### **Sitting Room** 10' 9" x 10' 1" (3.27m x 3.07m)

Exposed floor boards, decorative period cast iron fireplace with pattern tile hearth, radiator, dual aspect secondary glazed sash windows to side and rear.

### **Kitchen/Dining Room** 13' 1" x 12' 5" (3.98m x 3.78m)

Fitted with cream fronted units, wood effect laminated work tops, inset sink unit, integrated electric oven and hob, tiled surround to work areas, ample space for further appliances, double radiator, built cupboard housing hot water cylinder, floor mounted Mistral oil fired central heating boiler, secondary glazed side and rear windows.

### **Enclosed Rear Porch**

Quarry tile flooring, door to garden.

### **Ground Floor WC**

Fitted with corner wash basin and WC, side window quarry tile flooring.

### **First Floor Landing**

Access to roof space, stripped wood doors to Bedrooms and Shower Room.

### **Bedroom 1** 12' 8" x 11' 11" (3.86m x 3.63m)

2 radiators, secondary glazed sash window overlooking large, attractive rear garden, wash basin.

### **Bedroom 2** 12' 3" x 10' 9" (3.73m x 3.27m)

Period cast iron fireplace with pattern tile hearth, radiator, built in wardrobe, secondary glazed sash window to the side.

### **Bedroom 3** 10' 7" x 10' 1" (3.22m x 3.07m)

Radiator, built in wardrobes, vanity basin, secondary glazed window to the front.

### **Shower Room**

Fitted with white 3 piece including corner shower cubicle, wash basin, WC, fully tiled walls, mirrors to one wall, radiator, sash window to the front, extractor.

### **Outside - Front**

The front garden is enclosed by brick wall with wrought iron gate leading onto tiled pathway to entrance door. Gated pathway to the side leads to the rear garden.

### **Rear Garden**

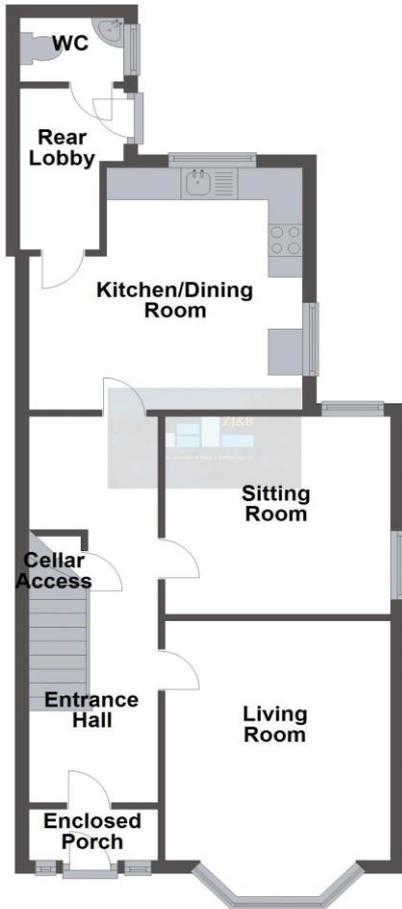
A particular feature of the property, approached onto a patio with ornamental pool, tiled pathway to the side leads to large area of lawn with excellent range of shrub and flower beds with pathway to one side. The garden is enclosed by high level close boarded timber fencing with brick wall to the rear boundary with gated access to the rear.

### **Council Tax Band D**

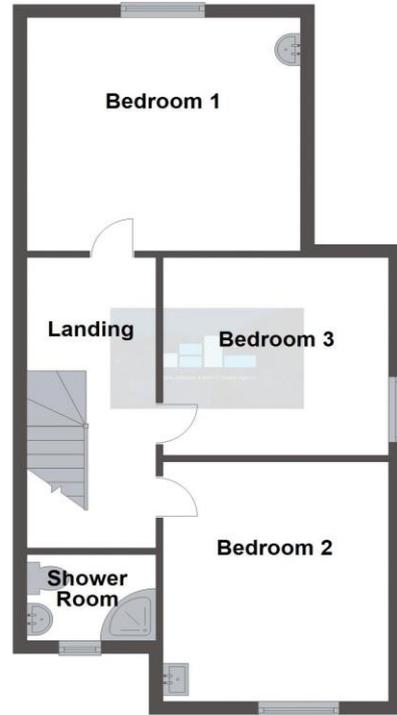
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

### Ground Floor



### First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

Caradoc View Cross Houses SHREWSBURY SY5 6JJ	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>	Valid until: 8 May 2034	Certificate number: 2534-7825-9300-0048-7206
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Property type: Detached house  
Total floor area: 98 square metres

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**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
61-81	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**