



Zaza Johnson & Bath
Estate Agents

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Helena, Shorthill , Lea Cross, Shrewsbury, Shropshire, SY5 8JE

£375,000

Welcome to "Helena," a beautifully presented 4-bedroom detached dormer bungalow nestled in the tranquil village of Lea Cross. This charming residence offers a perfect blend of comfort, space, and scenic beauty, with uninterrupted views of the sprawling open countryside and the iconic Earls Hill. The property features four well-proportioned bedrooms, large living room, kitchen/dining room, utility room, downstairs bathroom, open gardens, garage/workshop. Helena is a haven for those seeking a rural lifestyle without compromising on convenience. The property is a short drive from the historic market town of Shrewsbury, offering easy access to a wide range of amenities, including shops, schools, and transport links. No Upward Chain.



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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

uPVC double glazed entrance door with side window.

Living/Dining Room 13' 10" x 31' 9" (4.21m x 9.67m)

Carpet, 2 radiators, 2 double glazed windows to the front and 1 to the side, stone fireplace with coal effect gas fire inset.

Kitchen/Dining Room 10' 4" x 16' 4" (3.15m x 4.97m)

Grey wood effect vinyl flooring, radiator, double glazed window to the side, door to Utility and Downstairs Bathroom. Attractively fitted wood fronted units, marble effect laminate work top, inset sink unit, integrated 4 ring gas hob with filter hood above and electric double oven below.

Utility Room 9' 7" x 7' 11" (2.92m x 2.41m)

Grey wood effect vinyl flooring, dual aspect double glazed windows to side and rear, uPVC double glazed door to the side, radiator, range of base and eye level units, laminate work top, inset sink unit, plumbing for washing machine and dishwasher.

Downstairs Bathroom 9' 8" x 7' 8" (2.94m x 2.34m)

Vinyl flooring, part tiled walls, fitted with wash basin, WC, bath and large shower cubicle with aqua boarding, 2 double glazed windows to the rear, extractor fan, radiator.

Inner Hallway

Bedroom 1 14' 9" x 10' 1" (4.49m x 3.07m)

Newly fitted carpet, double glazed window to the rear with views over adjoining countryside, radiator.

Bedroom 3 10' 4" x 11' 7" (3.15m x 3.53m)

Newly fitted carpet, radiator, double glazed window to the side, built in bedroom furniture including wardrobes, drawers and overhead storage.

First Floor Landing 10' 1" x 3' 8" (3.07m x 1.12m)

Carpet, radiator, double glazed window to the front with beautiful views over countryside towards Pontesbury Hill.

Bedroom 2 15' 7" x 10' 0" (4.75m x 3.05m)

Newly fitted carpet, radiator, double glazed window to the front with views over countryside towards Pontesbury Hill.

Bedroom 4 11' 8" x 10' 0" (3.55m x 3.05m)

Newly fitted carpet, radiator, double glazed window to the front with views towards Pontesbury Hill and open countryside.

Dressing Area 2' 8" x 11' 7" (0.81m x 3.53m)

Newly fitted carpet, shelving, small wardrobe space, access to eaves storage.

WC 3' 11" x 10' 8" (1.19m x 3.25m)

Wood effect vinyl flooring, corner sink unit with aqua board splash, WC, shelving, recently installed hot water cylinder, access to eaves space with gas central heating boiler.

External - Front

Good size area of lawn, enclosed by low brick wall, pathway leads to main entrance and out door seating area. Driveway to the side providing parking and access to Garage.

Rear Garden

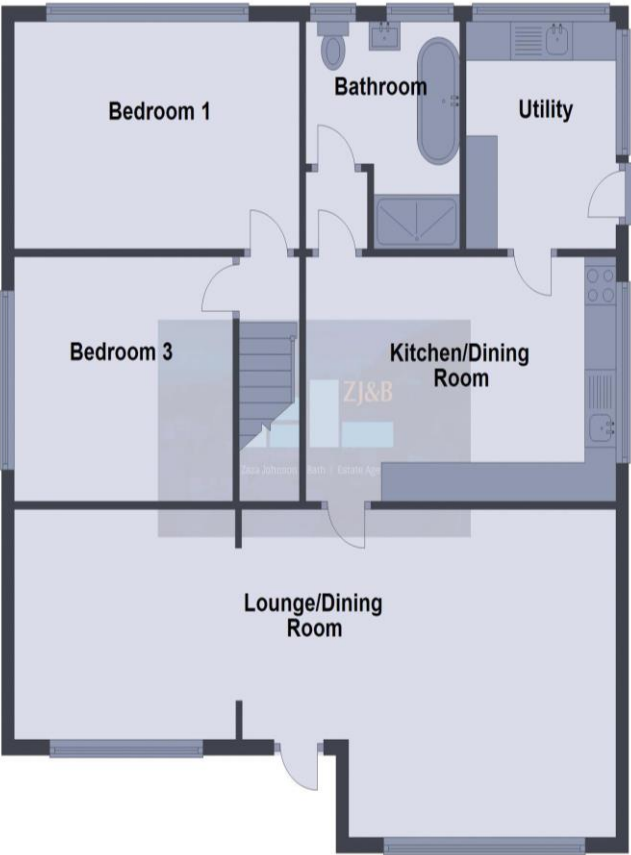
A lovely garden mainly laid to lawn enclosed by brick wall and newly installed fencing. Beautiful views over countryside and Arscott Golf Course. Access to Garage with storage to the rear

Council Tax Band D

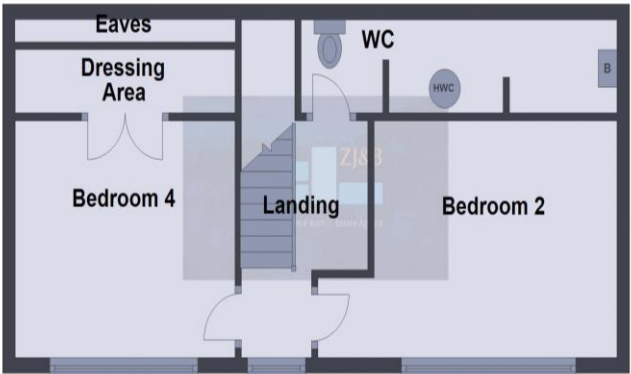
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Helena
Shortall
Lea Cross
SHREWSBURY
SY5 8JG

Energy rating

E

Valid until:

11 April 2034

Certificate
number:

0380-2922-7340-2994-
8891

Property type

Detached house

Total floor area

137 square metres

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)

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

82+

A

81-91

B

69-80

C

55-65

D

39-54

E

51 E

21-38

F

1-20

G

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



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