



**Zaza Johnson & Bath**  
Estate Agents

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## **79 Cross Houses, Shrewsbury, Shropshire, SY5 6JJ**

### **Auction Guide Price £100,000**

A lovely character 2 bedroom cottage located in this popular village to the south of Shrewsbury and within easy access of Telford, Much Wenlock and Bridgnorth. The accommodation includes Entrance Porch, Living/Dining Room, Inglenook style fireplace with log burner, Kitchen, 2 Bedrooms and Bathroom with a lovely big garden to the rear. Double Glazing, Electric Heating. Early Viewing Is Recommended.



## 79 Cross Houses, Shrewsbury, Shropshire, SY5 6JJ

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

#### Front Porch

uPVC double glazed French doors with side windows, tiled flooring with floor mat, timber stable door with glazed window.

#### Living Room 10' 7" x 10' 10" (3.22m x 3.30m)

Wood effect laminate flooring, electric storage heater, 2 double glazed windows to the front, feature Inglenook style exposed brick fireplace with oak beam and cast iron stove in set to tiled hearth.

#### Dining Area 10' 7" x 8' 3" (3.22m x 2.51m)

Electric storage heater, cast iron fireplace with wooden mantle - not in use.

#### Hall 10' 11" x 6' 5" (3.32m x 1.95m)

Tiled flooring, carpeted staircase leading to First Floor Landing, under stairs storage cupboard, wooden door to the side, double glazed windows either side.

#### Kitchen 10' 10" x 5' 9" (3.30m x 1.75m)

Fitted with base and eye level units with laminate work tops, inset sink unit, electric oven, 4 ring electric hob with tiled splash back and filter hood above, plumbing for washing machine.

#### First Floor Landing 7' 0" x 4' 11" (2.13m x 1.50m)

Electric heater, double glazed window to the rear.

#### Bedroom 1 10' 8" x 10' 10" (3.25m x 3.30m)

Carpet, double glazed window to the front, electric storage heater, built in single wardrobe with curtain.

#### Bedroom 2 10' 10" x 8' 3" (3.30m x 2.51m)

Carpet, double glazed window to the front, electric storage heater, access to loft.

#### Bathroom 7' 1" x 5' 9" (2.16m x 1.75m)

Fitted with 3 piece white suite including roll top bath with electric shower over and tiled walls around, wash basin, WC, part tiled to further walls, double glazed window to the side, built in airing cupboard housing hot water cylinder, vinyl flooring.

#### Rear Garden

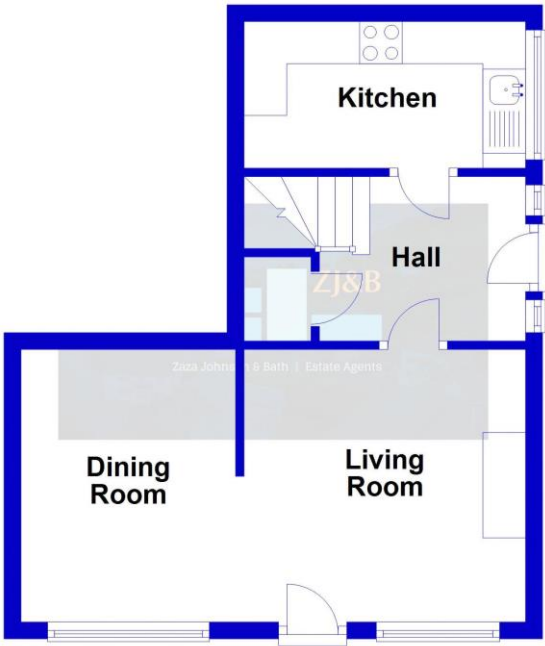
Shared pathway to the rear with gated access to a really good size south east facing garden. Mainly laid to lawn with well stocked shrub beds, apple tree and vegetable garden and a lovely patio area for outside dining. Pathway leads to shed and store area and the garden is enclosed by hedging.

### Council Tax Band B

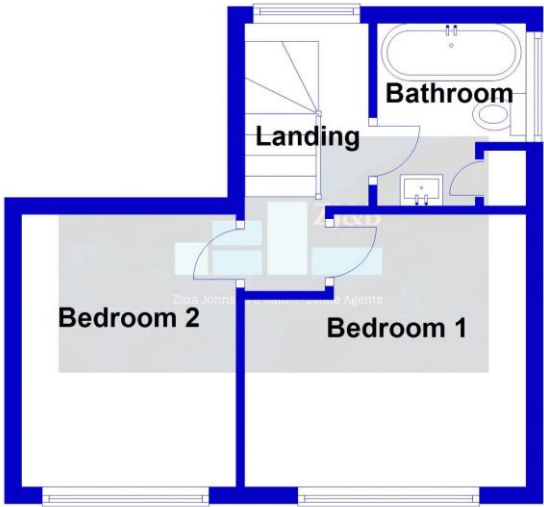
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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

79 Cross Houses, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

|                                           |                           |                                                 |
|-------------------------------------------|---------------------------|-------------------------------------------------|
| 79 CROSS HOUSES<br>SHREWSBURY<br>SY10 6JJ | Energy rating<br><b>E</b> | Valid until:<br>17 November 2031                |
|                                           |                           | Certificate number:<br>1090-4147-0722-6003-2993 |

Property type

end-terrace house

Total floor area

60 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/landlords-privately-rented-property-minimum-energy-efficiency-standards-and-letting-guidance) (<https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-and-letting-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 116 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 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

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/1090-4147-0722-6003-2993>

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### **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**