



14 The Chestnuts, Cross Houses, Shrewsbury, Shropshire, SY5 6JH

Offers in the Region Of £295,000

A versatile, well designed 5 bedroom property situated in this popular village outside Shrewsbury with good access to the town and link roads. The attractive accommodation includes Entrance Hall, Bedrooms 4 and 5, Utility Room and WC, First Floor Kitchen/Dining Room and Living Room, 3 Second Floor Bedrooms, En Suite Shower Room and Family Bathroom. Driveway, Garage and Enclosed Rear Garden. GCH, DG.
Early Viewing Highly Recommended.



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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

Side entrance door.

Entrance Hall

Staircase to First Floor.

Bedroom 4 11' 10" x 9' 6" (3.6m x 2.89m)

Carpet, radiator, double glazed window to the front.

Bedroom 5 9' 5" x 7' 6" (2.87m x 2.28m)

Carpet, radiator, double glazed window to the rear.

Utility Room 8' 6" x 5' 6" (2.59m x 1.67m)

Base unit with inset sink unit, plumbing for washing machine, double glazed window and door to the rear.

Cloakroom/WC

Fitted with wash basin and WC.

First Floor Landing

Living Room 17' 2" x 12' 2" (5.24m x 3.7m)

Carpet, feature fireplace with fuel effect fire inset (capped), double glazed French doors with Juliet balcony to the front, further double glazed window to the side, 2 radiators.

Kitchen/Dining Room 16' 4" x 8' 0" (4.97m x 2.44m)

Fitted with good range of base and eye level units, laminate work tops, composite sink, 4 ring gas hob, space for cooker, integrated dishwasher, wood effect flooring, 2 double glazed windows to the rear overlooking rear garden, radiator.

Second Floor Landing

Bedroom 3 7' 10" x 6' 8" (2.4m x 2.04m)

Carpet, radiator, double glazed window to the rear.

Bedroom 2 11' 1" x 9' 4" (3.39m x 2.85m)

Carpet, radiator, double glazed window to the rear.

Family Bathroom 7' 4" x 6' 8" (2.23m x 2.03m)

Fitted with white 3 piece suite including wash basin, WC, bath, fully tiled walls, wood effect flooring, double glazed window to the front.

Bedroom 1 10' 6" x 9' 4" (3.21m x 2.85m)

Carpet, radiator, double glazed window to the front.

En-suite Shower Room

Fitted with white suite including shower cubicle, wash basin, WC, radiator.

Rear Garden

A neat, private rear garden mainly laid to lawn with established shrub beds. Pathway with pergola to the side leads to patio and gravel bed.

Detached Garage

Up and over door.

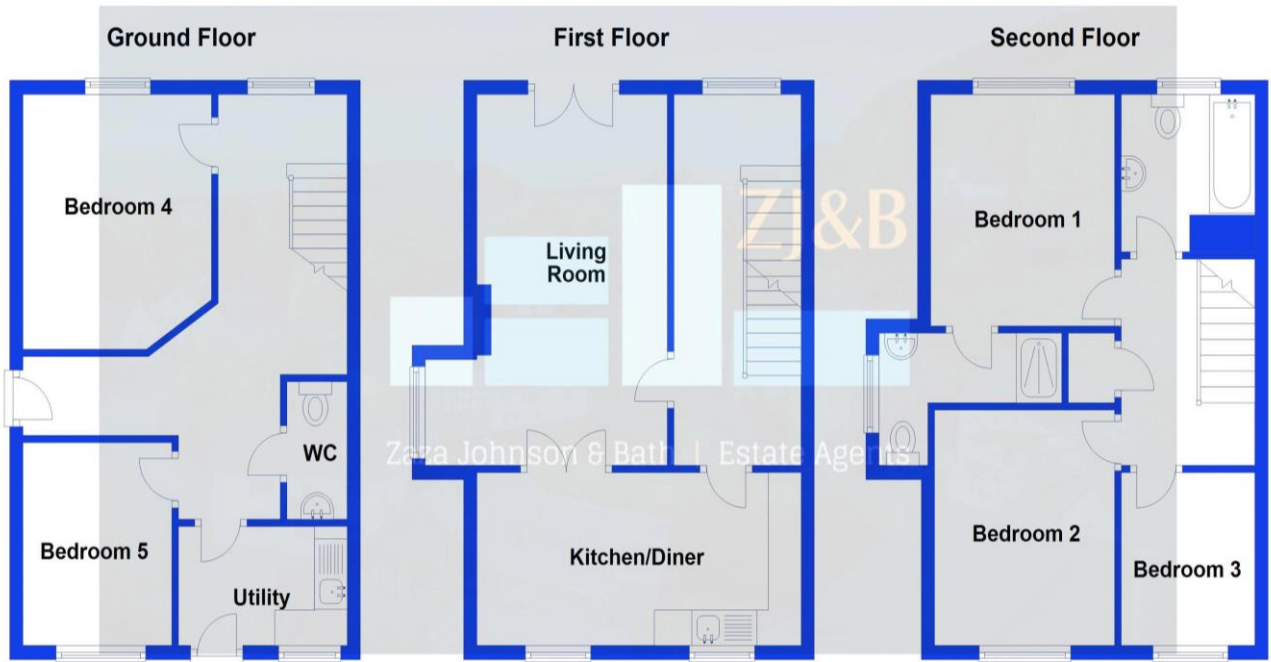
Outside - Front

Paved driveway providing parking and access to Garage. Further paved area for additional parking.

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**



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.

FLOOR PLANS FOR GUIDANCE ONLY

21/08/2024, 10:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

14, The Chestnuts Cedar House SHERWOODS WAY S19 5LJ	Energy rating D	Valid until 27 December 2027
		Certificate number 9858-0911-6252-4373-8954

Property type: end-terrace house
Total floor area: 119 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/tenants-provide-anted-property-minimum-energy-efficiency-standards-anted-property-epc) (<https://www.gov.uk/guidance/tenants-provide-anted-property-minimum-energy-efficiency-standards-anted-property-epc>).

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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	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-certificate.service.gov.uk/energy-certificate/9858-0911-6252-4373-8954>

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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