



**Zaza Johnson & Bath**  
Estate Agents

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## **43 Lower Cross, Cross Houses, Shrewsbury, Shropshire, SY5 6JU**

**£250,000**

Located on the edge of this popular village, close to open countryside, this substantial 3 bedroom semi detached house provides excellent accommodation including: Hall, Spacious Living Room, Kitchen, Utility Room, Bathroom, 3 Well Proportioned Bedrooms, Wide Driveway Provides Ample Parking, Large South Facing Rear Garden With 2 Spacious Useful Outbuildings. OCH, DG. Convenient Location Just To The South East Of Shrewsbury.



## 43 Lower Cross, Cross Houses, Shrewsbury, Shropshire, SY5 6JU

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.

### Entrance Hall 5' 4" x 6' 7" (1.62m x 2.01m)

Carpet, radiator, staircase leading to First Floor Landing.

### Living Room 16' 5" x 11' 8" (5.00m x 3.55m)

Carpet, 2 radiators, dual aspect double glazed windows to the front and rear, fireplace with log burner inset on a slate hearth with mantle above.

### Kitchen/Dining Room 10' 9" x 9' 6" (3.27m x 2.89m)

Fitted with base and eye level units with laminate work tops and tiled splash backs, integrated 4 ring electric hob with oven and grill below and filter hood above, inset sink unit, double glazed window overlooking rear garden, tiled flooring.

### Utility Room 9' 9" x 5' 7" (2.97m x 1.70m)

Tiled flooring, 2 double glazed windows, double glazed door to the rear, laminate work top with Belfast style sink, plumbing for washing machine.

### Bathroom 5' 10" x 5' 4" (1.78m x 1.62m)

Fitted with 3 piece suite including wash basin, WC and bath with mixer shower over, double glazed window to the front, radiator, extractor fan, part tiled walls, heated towel radiator.

### First Floor Landing

Radiator, double glazed window to the rear, access to loft space.

### Bedroom 1 13' 5" x 9' 7" (4.09m x 2.92m)

Carpet, radiator, double glazed window to the front, built-in over stairs storage cupboard.

### Bedroom 2 8' 5" x 11' 9" (2.56m x 3.58m)

Carpet, radiator, double glazed window to the front, built-in wardrobe.

### Bedroom 3 8' 8" x 7' 7" (2.64m x 2.31m)

Carpet, radiator, double glazed window to the rear.

### Separate WC

Carpet, double glazed window the rear, radiator, WC, small wash basin with tiled splash-back.

### Rear Garden

Enclosed by fencing, large area of lawn with paved pathway, steps lead up to raised seating area, further hedging to the rear providing great privacy and space for sheds etc. To the bottom of the garden is a further versatile paved area.

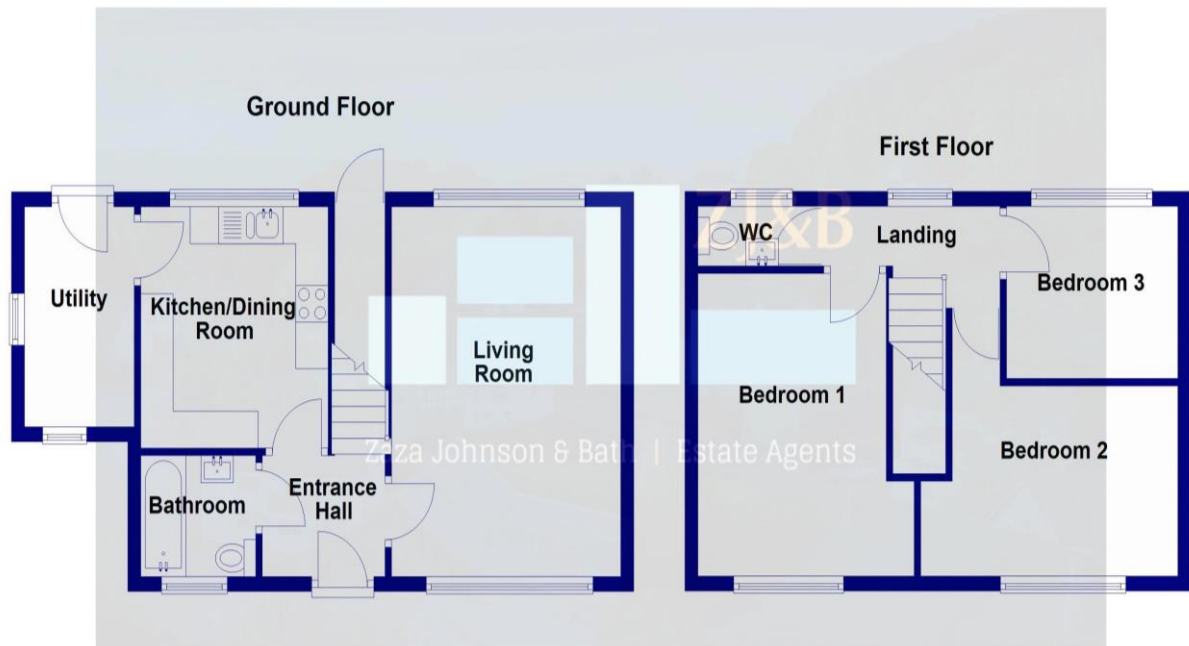
### External - Front

Enclosed by fencing and hedging. Lawn to the front with block paved pathway leading to the entrance door. Recently Tarmaced driveway with block borders. Located in a quite cul-de-sac position with beautiful open views over countryside.

### Council Tax Band C

**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**



43 Lower Cross, Cross Houses, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

43 Lower Cross Cross Houses Shrewsbury SY5 6JJ	Energy rating <b>D</b>	Valid until: 28 October 2024
		Certificate number: 2365-3843-0200-1014-0009

Property type: Semi-detached house  
Total floor area: 82 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 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		79 C
55-68	D	60 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





### 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**