



**Zaza Johnson & Bath**  
Estate Agents

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

### **Offers in the Region Of £295,000**

Situated in the very popular village of Cross Houses is this immaculate 3 bedroom detached property. Located on a fabulous plot with scenic views over the Shropshire countryside. Accommodation comprises Entrance Hall, Living Room, Dining Room, Kitchen, Rear Garden, Cloakroom/WC, 3 Large Bedrooms, En-Suite Shower Room And Family Bathroom, Driveway Providing Ample Parking, Front and Rear Gardens, DG.  
**NO UPWARD CHAIN.**



## **The Turners, 43a 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**

Pitched roof storm porch, glazed entrance door.

### **Entrance Hallway**

Carpeted floor and staircase leading to First Floor Landing

### **Living Room** 16' 2" x 10' 8" (4.92m x 3.25m)

Double glazed window to front aspect, log burner, double glazed French doors to rear garden.

### **Cloakroom/WC** 4' 4" x 5' 5" (1.32m x 1.65m)

Frosted double glazed window, laminate flooring, wash basin and toilet

### **Dining Room** 11' 6" x 8' 4" (3.50m x 2.54m)

Two double glazed windows to front and side.

### **Kitchen** 10' 6" x 13' 3" (3.20m x 4.04m)

Fitted with a wide range of kitchen units, wooden flooring, tiled splash backs, inset sink unit, electric oven and hob, integrated dishwasher, space for washing machine, double glazed windows to rear and side, patio doors to the rear garden.

### **First Floor Landing**

### **Bedroom 1** 16' 2" x 10' 8" (4.92m x 3.25m)

Dual aspect double glazed windows to front and rear.

### **En-suite Shower Room** 4' 11" x 5' 3" (1.50m x 1.60m)

Double glazed frosted window to front aspect, corner shower, WC and wash basin.

### **Bedroom 2** 10' 6" x 13' 3" (3.20m x 4.04m)

Dual aspect double glazed window to front and rear.

### **Bedroom 3** 10' 6" x 10' 10" (3.20m x 3.30m)

Double glazed window to front aspect, access to loft.

### **Bathroom** 5' 5" x 7' 9" (1.65m x 2.36m)

Double glazed frosted window, white three piece suite including wash basin, WC and bath.

### **Outside Front**

Large driveway provides ample parking, well maintained front garden, with side access to the rear of the property via secured gates.

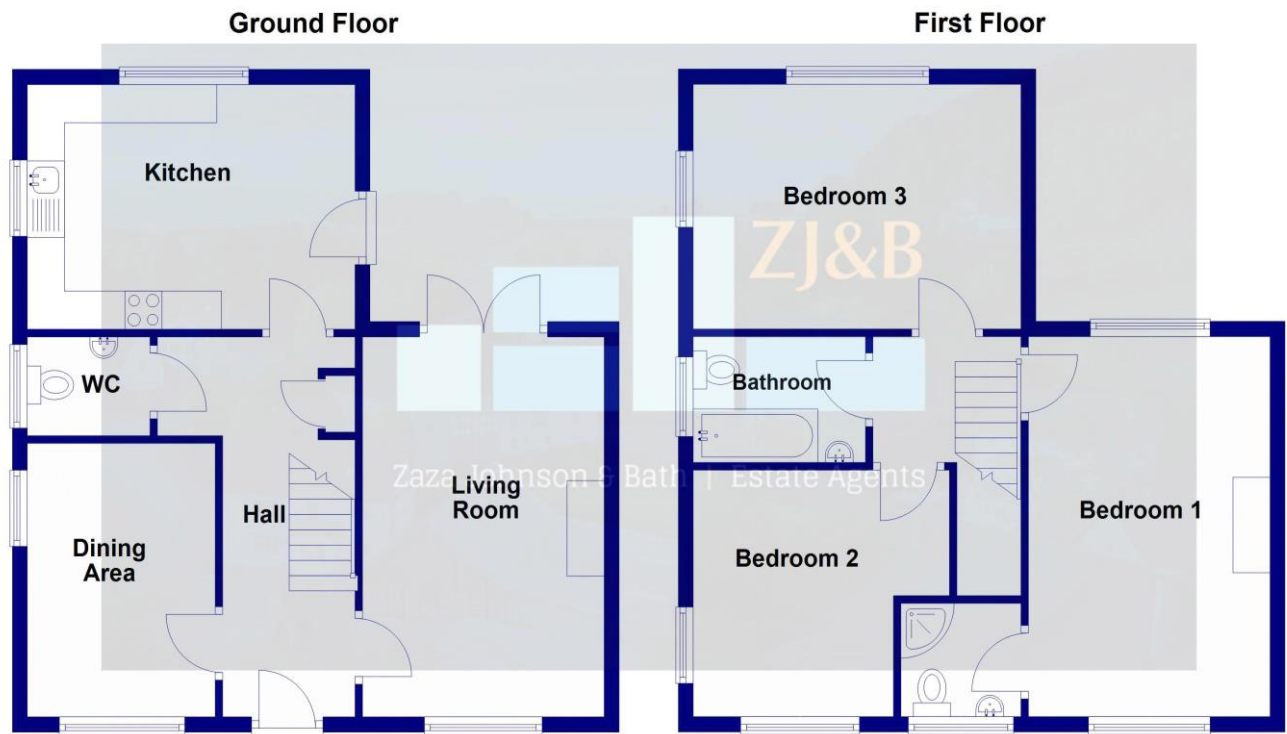
### **Rear Garden**

Providing brilliant views overlooking the Shropshire countryside all the way to The Wrekin. Decking and patio, wood storage and large shed offering great storage options.

### **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**



## The Turners, Lower Cross, 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)

43a Lower Cross Cross House Shrewsbury SY5 5LJ	Energy rating <b>C</b>	Valid until 18 February 2035
		Certificate number 3835-4622-1400-0809-6292

Property type Detached house

Total floor area 104 square metres

#### Rules on letting this property

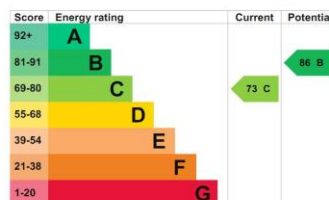
Properties can be let if they have an energy rating from A to E.

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

#### Energy rating and score

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

[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

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/3835-4622-1400-0809-6292>

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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**