



SAMUEL WOOD

1 Cruckton Hall Gardens, Cruckton, Shrewsbury, Shropshire, SY5 8PQ

Offers In The Region Of £450,000



# I Cruckton Hall Gardens

Cruckton, Shrewsbury, Shropshire, SY5 8PQ



- Beautifully Presented Family Home
- Delightful Landscaped Garden
- Four Generously Sized Bedrooms
- Two En-Suites & Family Bathroom
- Gas Central Heating
- Spacious Reception Rooms
- Open Plan Kitchen Diner
- Sought After Village Location
- Parking For Up To 5 Vehicles
- Grade II Listed

Samuel Wood is delighted to offer for sale this beautifully presented family home in Cruckton, west Shropshire. Offering a blend of traditional charm with a contemporary finish, the well designed property boasts pleasant countryside living spaces all complemented by a landscaped wrap around garden. Set within an extensive plot there is practicality with parking for multiple vehicles. Situated in the highly sought after village of Cruckton close to two useful road links, pleasant rural walks, village hall, pubs and a school. Viewing is highly recommended by the selling agent.

I Cruckton Hall Gardens is a charming four-bedroom semi-detached property located in the picturesque village of Cruckton, West Shropshire. The ground floor offers a spacious, open-plan country-style kitchen diner, perfect for family meals and entertaining. In addition, there are two bedrooms, one of which is currently being used as a study, providing flexibility for home office needs. The cosy living room, separate dining room and utility area complete the layout, along with a well-appointed bathroom that serves the ground floor.

Upstairs, the property boasts two generous bedrooms, both with en-suite bathrooms, providing privacy and convenience for family members or guests. The large landing is a standout feature, illuminated by dual-aspect Velux windows that flood the space with natural light, creating a delightful area that could serve as a reading nook or additional sitting area. The upstairs layout offers a blend of comfort and modern functionality.

The outdoor space of I Cruckton Hall Gardens is equally impressive, with a beautifully landscaped wrap-around garden that offers a peaceful retreat. There is ample parking with a front and rear driveway that can accommodate up to five vehicles, providing convenience for homeowners and visitors alike. The garden's design complements the rural charm of the property, making it a perfect setting for outdoor activities or relaxation in a scenic countryside setting.







## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 35 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

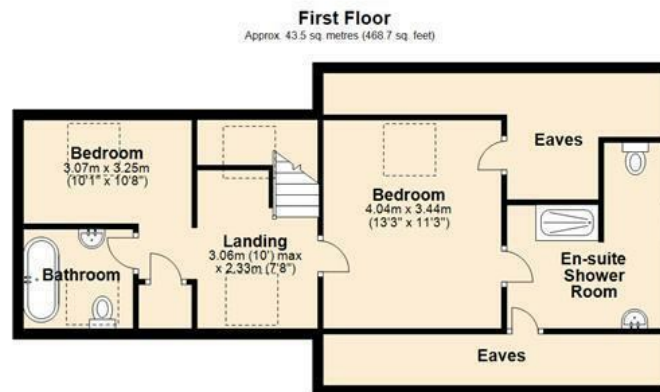
Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Total area: approx. 151.6 sq. metres (1631.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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