

**6 Bell View**  
**Cross Houses Shrewsbury**  
**SY5 6JQ**

3 bedroom Bungalow -  
Detached property  
Offers in the region of £475,000









\*\*\* SPACIOUS AND VERSATILE HOME IN GATED COURTYARD \*\*\*

An excellent opportunity to purchase this impressive detached home offering spacious and versatile accommodation over two floors - perfect for today's modern lifestyle of work from home, a growing family and multi generational living.

Set in an exclusive gated courtyard development of just 6 homes in the popular village of Cross Houses, ideally placed for commuters being a short drive from the A5/M54 motorway network. The village has an active village hall, filling station/general store and public house/restaurant.

Built approximately 6 years ago the accommodation briefly comprises Reception Hall, good sized Lounge, open plan Living/Dining/Kitchen, Bedroom 2/Dining Room, further ground floor Bedroom and Bathroom and Principal Bedroom on the First Floor with Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking for 3 cars and Garage. Good sized enclosed gardens.

Viewing highly recommended and offered for sale with no upward chain.

**6 Bell View**  
**Cross Houses Shrewsbury**  
**SY5 6JQ**





## LOCATION

Set in an exclusive gated courtyard development of just 6 homes in the popular village of Cross Houses, ideally placed for commuters being a short drive from the A5/M54 motorway network. The village has an active village hall, filling station/general store and public house/restaurant.

## RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall with tiled flooring, radiator and useful understairs recess and cloaks cupboard.

## LOUNGE

A lovely room having double opening French doors leading onto rear sun terrace with windows to either side, wooden effect flooring, media point, radiator.

## KITCHEN/DINING ROOM

A generous sized room being naturally well lit with window to the rear and double opening French doors leading onto the garden. Ample space for large family Dining table, radiator. The Kitchen is attractively fitted with cream fronted high gloss units incorporating deep glazed sink set into base cupboard. Further range of cupboards and drawers with granite work surface over and having integrated dishwasher with matching fascia panel. Range style cooker with extractor hood over and eye level wall units, recessed ceiling lights, wooden effect flooring, radiator.

## DINING ROOM/BEDROOM 3

with window to the front, radiator.

## BEDROOM 2

with windows to the front and side, radiator.

## BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

## FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

## PRINCIPAL BEDROOM

An excellent sized room with window to the side, media point, radiator. Walk in wardrobe.

## BATHROOM

with suite comprising shower cubicle with direct mixer shower unit, corner panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage and concealed WC. Complementary tiled surrounds, heated towel rail, window to the side.

## OUTSIDE

The property occupies an enviable position in this gated courtyard of just 6 homes. Approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the garden. To the side is an additional driveway with parking for two further vehicles.

The Garden is of a good size and laid mainly to lawn with flower and shrub beds along with inset specimen trees. Good sized paved sun terrace and astro turfed play area. Enclosed with wooden fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract





enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



**Judy Bourne**

**Director at Monks**

Judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

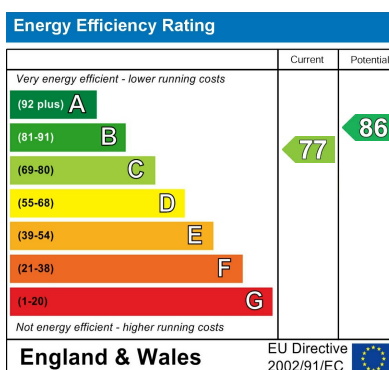
**Shrewsbury office**

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.