

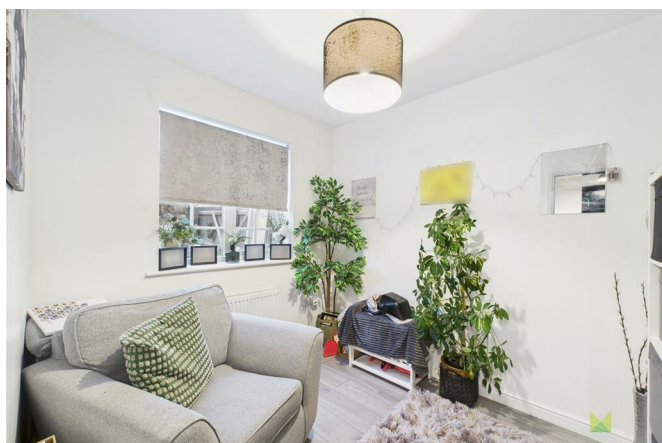
# 60 The Chestnuts Cross Houses Shrewsbury SY5 6JH



**3 Bedroom House**  
**Offers In The Region Of £259,500**

## The features

- PERFECT FOR A GROWING FAMILY OR WORK FROM HOME
- HALL WITH CLOAKROOM, FAMILY ROOM/HOME OFFICE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- SPACIOUS 3 STOREY TOWN HOUSE
- LOUNGE, DINING ROOM, KITCHEN AND UTILITY
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC



\*\*\* 3/4 BEDROOM MEWS HOME - ENVIABLE VILLAGE LOCATION \*\*\*

An excellent opportunity to purchase this attractively presented, Mews Home offering deceptively spacious and versatile living over 3 floors – perfect for today's modern lifestyle of work from home, growing family or those who love to entertain.

Occupying an enviable position on this popular development in the village of Cross Houses which boasts an active village hall, supermarket / filling station, public house / restaurant and church and has a regular bus service to the Town Centre. For commuters there is ease of access to the A5 / M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, ground floor Family Room / Home Office and Utility Room. On the First Floor are the Lounge with Juliette style Balcony, Dining Room and Kitchen and the Second Floor has the Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this popular and sought after village which lies just under 6 miles East from Town Centre. Cross Houses itself has a general store/filling station, church and pre-school nursery along with restaurant/village pub. There is a bus service for children to the nearby Much Wenlock secondary school. The A5/M54 motorway network is a short distance away as in the County Town where you will find a host of facilities.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with useful under stairs storage recess, radiator, wooden effect floor covering. Personal door to Garage.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled surround, radiator, wooden effect flooring.

### FAMILY ROOM/HOME OFFICE

A great versatile room with window overlooking the garden, wooden effect floor covering, radiator.

### UTILITY ROOM

Fitted with single drainer sink set into base cupboard with space either side for appliances, tiled surrounds and continuation of wooden effect flooring. Window and door to the rear garden, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window overlooking the front and off which lead

### LOUNGE

having double opening French doors onto Juliette style Balcony. Wooden fire surround with marble hearth and inset housing living flame gas fire, media point, radiator. Opening to

### DINING ROOM

with window overlooking the rear, radiator.

### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard with space beneath for dishwasher. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units, space for fridge freezer, wall mounted gas central heating boiler, window overlooking the rear.

### SECOND FLOOR LANDING

Staircase continues to the Second Floor Landing

### PRINCIPAL BEDROOM

A generous double room with window overlooking the rear, radiator.

### EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator.

### BEDROOM 2

Another double room with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear. Airing Cupboard.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Reception Hall. The Front Garden is laid to lawn with specimen tree. The Rear Garden has a good sized paved sun terrace, garden laid to lawn and enclosed with wooden fencing and not overlooked to the rear.

### 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 C - 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

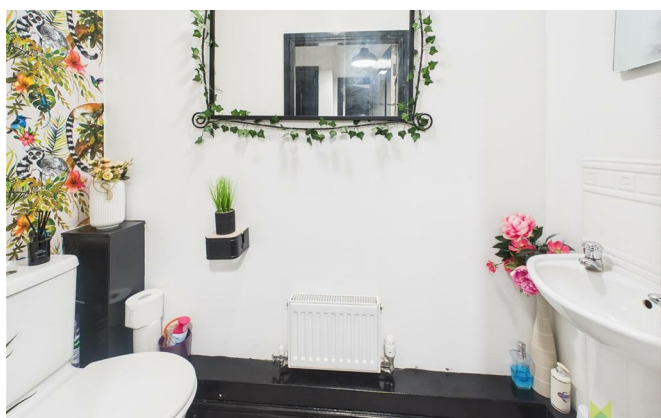
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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3 Bedroom House

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## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

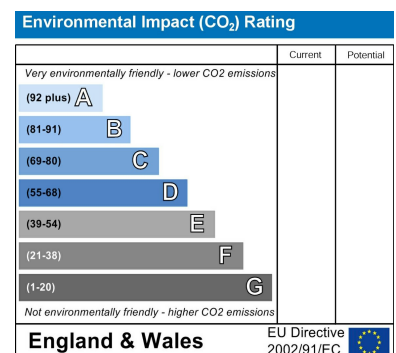
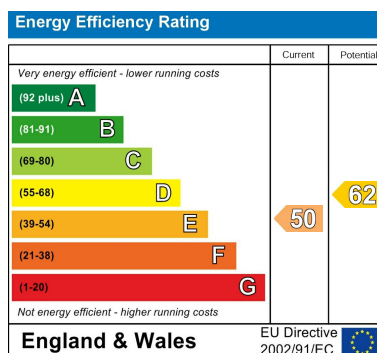
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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