



SAMUEL WOOD

5 Cross Bank, Church Stretton, Shropshire, SY6 6QZ
Offers In The Region Of £275,000



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Offering an exceptional opportunity with no upward chain, for those seeking a blend of contemporary elegance and traditional charm. This property is positioned, occupying a location that combines convenience with attractive surroundings, an interior viewing is essential to truly appreciate to detail. This is an opportunity to acquire a property that seamlessly blends contemporary living with the timeless charm of Church Stretton.

- Well Presented Semi-Detached Property
- Stylish Renovated Accommodation
- Shaker Style Kitchen & Modern Bathroom
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Two Level Rear Garden
- Attractive Frontage with Balcony
- No Upward Chain
- Amenities of Church Stretton & Railway Station
- EPC Rating C

As you step into Cross Bank you are welcomed into the reception area, which sets the tone for the stylish and contemporary living space. The living room beckons with its warm and inviting ambiance, perfect for relaxing. The modern kitchen is designed with both functionality and aesthetics in mind, adjacent to the kitchen is a convenient rear utility recess providing additional storage and workspace.

From the reception area, a staircase ascends to the first floor, a bright and airy landing on the first floor. Here, you will find three bedrooms and the restyled bathroom which provides a contemporary finish featuring modern fixtures and fittings that add a touch of style to your daily routine.

Situated in a pleasant location, Cross Bank offers off-road car parking, ensuring convenience for residents and visitors. From the entrance, steps ascend to a stylish glazed balcony, which provides an inviting space to enjoy the surrounding aspect.

At the rear, the property a generously sized sloping lawn garden. This outdoor space is perfect for gardening outdoor activities or simply unwinding in the setting. The combination of stylish design and practical features makes the exterior of Crossways as impressive as its interior.

Services at the property

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

Broadband Speed: Basic 27 Mbps & Superfast 50 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: B

Mortgage Services

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

Referral Fees

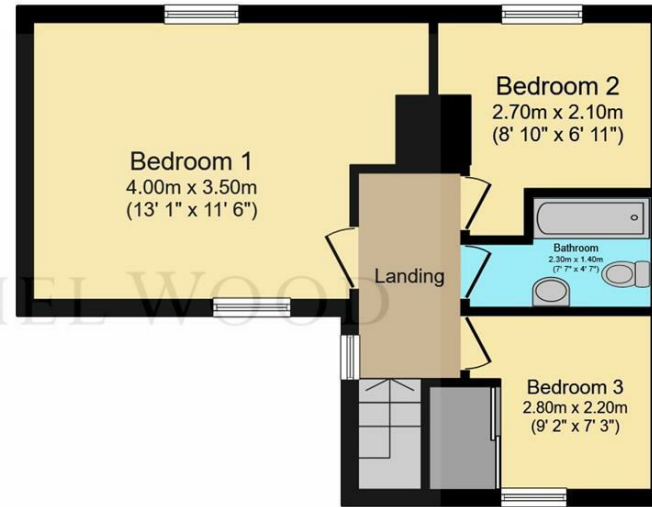
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor
Floor area 32.4 m² (349 sq.ft.)



First Floor
Floor area 36.2 m² (389 sq.ft.)

TOTAL: 68.6 m² (739 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk