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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £430,000

Viewing: strictly by appointment through the agent

Occupying a lovely position, this is a greatly improved, deceptively spacious and well presented four bedroom detached house with instantly appealing accommodation over three floors. The property is located in the expanding village of Cross Houses approximately two miles from the main by-pass, linking up to the West Midlands and is no further than five miles south east of the Shrewsbury town centre. This growing village enjoys many amenities, including: village hall, post office, shop, garage, pub and is conveniently situated close to the renowned National Trust Attingham Park and Mytton and Mermaid hotel. Early viewing is essential

The accommodation briefly comprises: Storm porch, reception hall, re-fitted cloakroom, lounge, sitting room, modern kitchen/diner, first floor landing with master bedroom with re-fitted ensuite shower room, two further double bedrooms, spacious bespoke fitted family bathroom, second floor landing, further bedroom with re-fitted ensuite shower room, gas fired central heating, UPVC double glazing, brick paved driveway, garage with electrically operated roller door, front and attractive rear enclosed gardens. Early viewing is essential

The accommodation in greater detail comprises:

Storm porch with double glazed door gives access to:

Reception Hall

Heating is set via Nest thermostat on hall console table. recessed spotlights to ceiling, under stairs storage cupboard

From reception hallway door gives access to:

Re-fitted cloakroom

Having WC with hidden cistern with storage cupboards to side, wash hand basin with mixer tap over and tiled splash surrounds, ceramic tiled floor, radiator, UPVC double glazed window to side, LED recessed spotlights to ceiling, wall mounted extractor fan.

Door from reception hallway gives access to:

Bay fronted lounge

19'4 max into bay x 11'10

Having walk in UPVC double glazed window bay window to front, two radiators, A marble style hearth with contemporary fire surround, coving to ceiling.

Door from reception hallway gives access to:

Sitting room

9'11 x 9'3

Having UPVC double glazed sliding patio door giving access to rear gardens, radiator.

Door from reception hallway gives access to:

Modern kitchen/diner

15'3 x 10'0

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset stainless steel sink with mixer tap over, integrated Neff double oven, four ring Neff induction hob, Neff dishwasher and fridge, tiled splash surrounds, UPVC double glazed windows to rear and side of property, UPVC double glazed French doors giving access to rear gardens, tiled effect flooring, LED recessed spotlights to ceiling, TV aerial point, service door to garage, contemporary wall hung radiator.

From reception hallway stairs rise to:

First Floor Landing

Having UPVC double glazed window to side, radiator, wall mounted digital heating control panel.

From first floor landing doors give access to: Three double bedrooms and a bespoke re-fitted bathroom.

Bedroom one

17'9 max into recess reducing down to 13'5 x 11'11

Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling. Door from bedroom one gives access to:

Re-fitted ensuite shower room

Having a luxury suite comprising: Walk -in tiled shower cubicle with drench shower over and wall mounted hand-held shower attachment, wall hung wash hand basin with mixer tap over, low flush WC, tiled to walls, mirror fronted bathroom cabinet, ceramic tiled floor, recessed spotlights to ceiling, UPVC double glazed window to side, heated chrome style towel rail.

Bedroom two

13'9 max into recess x 10'1

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bedroom three

12'7 x 9'11

Having UPVC double glaze window to front, radiator.

Bespoke re-fitted family bathroom

10'10 excluding recess x 9'9

This beautifully appointed bathroom comprises: Modern free standing bath with mixer tap over, large tiled shower cubicle with drench shower over plus hand-held shower attachment, wall hung wash hand basin with mixer tap over and storage cupboards below, low flush WC, recessed spotlights, extractor fan and speakers to ceiling, UPVC double glazed window to rear, fully tiled to walls, ceramic tiled floor, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having UPVC double glazed window to side, radiator, loft access.

Door then gives access to:

Bedroom four

16'0 x 12'8

Having radiator, TV and telephone points, UPVC double glazed window to front, double glazed Velux windows to rear, eaves storage, recessed spotlights to ceiling.

Door to:

Re-fitted shower room

Having tiled shower cubicle with drench shower over and hand-held shower attachment, low flush WC, wall mounted ash hand basin with mixer tap over, eaves storage, Velux roof window to rear, recessed spotlights, extractor fan to ceiling, tiled floor, mirror fronted bathroom cabinet.

Outside

To the front of the property there is a lawn garden with mature trees and shrubs. To the side of this there is a brick paved tarmac driveway which gives access to:

Garage

17'1 x 8'2

Having electrically operated roller door, fitted base units with worktops above, wall mounted gas fired central heating boiler

Gated side access leads to the property's:

Rear gardens

Having a large paved sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens border/back onto National Trust Woodland.

Services

Mains water, electricity, drainage and LPG gas fired central heating are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations. Fibre Broadband is also available.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified

and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

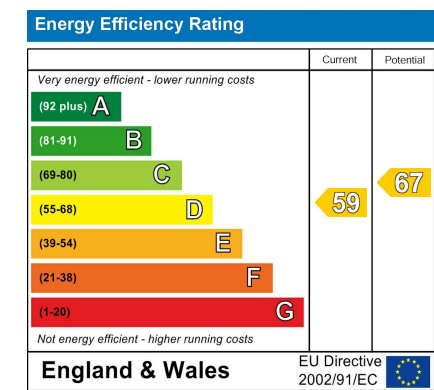
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS

