



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Brompton House, Cross Houses, Shrewsbury, SY5 6JJ

£595,000 Region

To view this property please call us on **01743 236 800** Ref: C7536/WM/lrd

An immaculate and well appointed detached five bedroom family house.

This immaculate, well appointed five bedroom detached house provides well planned and well proportioned accommodation and briefly comprises; entrance porch, reception hall, living room, open plan kitchen and dining room, large utility, cloakroom, snug, master bedroom with en-suite shower room, four further bedrooms and family bathroom. Single garage, extensive driveway providing ample parking and a superb rear garden. The property benefits from central heating.

This property occupies a pleasant position in a semi-rural setting and is situated approximately 5 miles south of Shrewsbury and is surrounded by beautiful countryside and lovely views. The location of the property is ideal for access onto the A5 with the adjoining M54 motorway link and for access to Shrewsbury.



INSIDE THE PROPERTY

ENTRANCE PORCH

RECEPTION HALL

LIVING ROOM

21'4" x 9'11" (6.51m x 3.03m)

Bay window to the front

French doors to:

DINING ROOM

11'5" x 15'4" (3.48m x 4.68m)

Window to the rear

French doors opening to the patio area

KITCHEN AREA

21'0" x 13'5" (6.40m x 4.08m)

Superbly appointed and fitted with a range of matching wall and base units including island unit housing hob with extractor over Belfast sink

Double ovens

Feature fireplace with brick surround

Store cupboards

Door to Snug

door to:

UTILITY ROOM

11'10" x 11'1" (3.61m x 3.39m)

Range of matching wall and base units

Storage cupboards

Door to garden

Door to garage

CLOAKROOM

Wash hand basin, wc

SNUG

11'9" x 13'5" (3.59m x 4.08m)

Window to the front.

From the hallway, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'3" x 16'9" (3.13m x 5.11m)

Window to the rear

Built in wardrobes

Juliet Balcony

EN-SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, WC

BEDROOM 2

10'0" x 13'4" (3.06m x 4.06m)

Window to the front

BEDROOM 3

10'9" x 12'0" (3.27m x 3.65m)

Window to the rear

BEDROOM 4

13'1" x 10'0" (3.99m x 3.05m)

Window to the side

BEDROOM 5

6'2" x 15'5" (1.87m x 4.70m)

Two windows to the front

BATHROOM

Panelled bath

Wash hand basin, WC

OUTSIDE THE PROPERTY

GARAGE

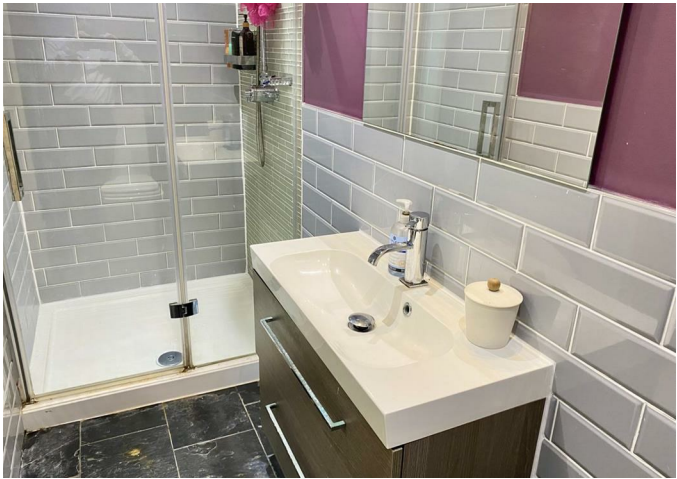
Up and over door

The property is divided from the road by mature hedging and wooden fencing and is approached over an extensive gravelled drive, providing ample parking and giving access to the garage and reception area.

Large enclosed REAR GARDEN laid to extensive lawn with paved patio and mature shrub beds and trees. There are a variety of outbuildings including; greenhouse and log store. The garden is well enclosed on all sides by mature hedging.









FLOOR PLANS ...

Ground Floor



First Floor

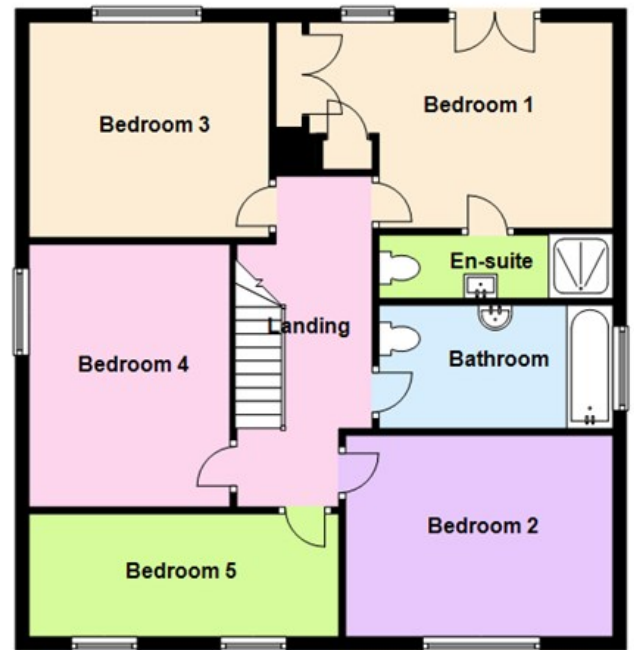
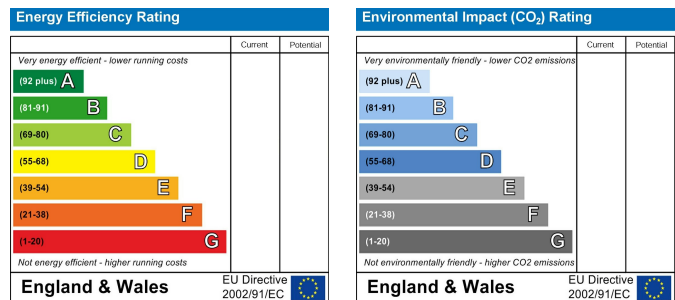


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Much Wenlock Road). Proceed into Cross Houses and at the roundabout take the second exit continuing on the A458. After a short distance, turn left into Lower Cross. The property will be found after a short distance on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity are connected.
Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Residential Sales

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Lettings and Property Management

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