



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Rosemount, Cross Houses, Shrewsbury, SY5 6JJ**

**Offers In The Region  
Of £395,000**

To view this property please call us on **01743 236 800** Ref: C7545/WM/KQ

---

# An imposing, spacious three bedroom detached bungalow residence.

This imposing, spacious three bedroom detached bungalow provides well proportioned accommodation briefly comprising; entrance porch, hallway, cloakroom, kitchen, utility, dining room, conservatory, sitting room with access to a conservatory, master bedroom with access to a sun room, two further bedrooms and bathroom. Side covered area with separate wc. Single garage and two driveways providing ample parking and ideal for a caravan or campervan. Spacious rear garden enjoying open outlooks. The property benefits from oil fired central heating. No upward chain.

The property occupies a pleasant position in a semi-rural setting, situated approximately 5 miles south of Shrewsbury, surrounded by beautiful countryside with open views. The property is ideally placed within catchment of William Brookes secondary school and close to Christchurch primary school in Cressage. The property is ideally located within easy reach of the A5 with M45 motorway link.



---

## INSIDE THE PROPERTY

### ENTRANCE PORCH

### HALLWAY

### CLOAKROOM

Wash hand basin, wc  
Window to the side  
(This could easily be converted to an en-suite to bedroom 1)

### SITTING ROOM

18'5" x 10'6" (5.61m x 3.20m)  
Bay window to the side  
Door to:

### CONSERVATORY

9'9" x 8'2" (2.97m x 2.49m)  
Panoramic views of the adjoining countryside and rear garden.  
French doors to patio area

### KITCHEN

13'7" x 11'8" (4.14m x 3.56m)  
Range of matching wall and base units

### UTILITY

13'3" x 6'3" (4.04m x 1.91m)  
Door to side covered area

### DINING ROOM

14'9" x 11'8" (4.50m x 3.56m)  
Fireplace

### BEDROOM 1

13'5" x 12'6" (4.09m x 3.81m)  
Built in store cupboard  
Fireplace  
Double doors to:

### CONSERVATORY

9'9" x 6'3" (2.97m x 1.91m)  
Panoramic countryside views  
Access to the front patio

### BEDROOM 2

13'8" x 9'10" (4.17m x 3.00m)  
Bay window to the rear

### BEDROOM 3

10'6" x 10'6" (3.20m x 3.20m)

### BATHROOM

Walk in shower  
Wash hand basin, wc  
Airing cupboard

### INNER HALL

Staircase rising to:

### ATTIC

This has the potential to be a hobbies/games room/office space/4th bedroom.

## OUTSIDE THE PROPERTY

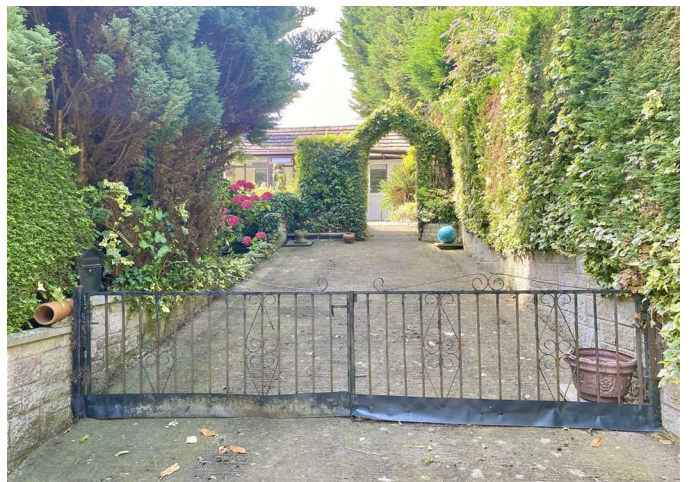
The property is approached via two tarmac driveways providing ample parking and space for a motorhome. There is a SINGLE GARAGE and store room to one side. Stairs rising to patio area with landscaped front garden, with well stocked floral borders and mature hedging.

REAR GARDEN laid to lawn with three garden sheds providing ideal storage space, patio area enjoying open countryside views. The property is enclosed on all sides by mature hedging and wooden fencing.









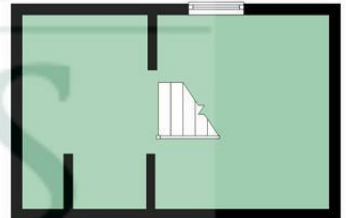
---

FLOOR PLANS ...

**Ground Floor**  
Approx. 1986.7 sq. feet



**First Floor**  
Approx. 210.7 sq. feet



Total area: approx. 2197.3 sq. feet  
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). Continue into Cross Houses and at the mini-island, take the second exit continuing on the A458. Proceed for a short distance and the property will be found on the right hand side (just after The Bell Inn).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### SERVICES

We understand that mains water, electricity, drainage 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: E

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:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.  
Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)