



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Cross Hill, Shrewsbury, SY1 1JH

**Offers In Excess Of
£425,000**

To view this property please call us on **01743 236 800** Ref: T7770/SL/KQ

A beautifully appointed, much improved, Grade II Listed, spacious three bedroom town house with accommodation arranged over three floors.

This three storey Grade II Listed town house is presented to an exacting standard and has been much improved to provide spacious accommodation briefly comprising; cellar, entrance hall, re-fitted kitchen, utility and dining room to the ground floor, lounge, bedroom and re-fitted shower room to the second floor, two further bedrooms and re-fitted bathroom to the third floor. Superb walled south facing rear courtyard garden. The property benefits from partial double glazing and gas fired central heating. The current owners rent a garage nearby on license and intend making this available for the purchaser to potentially take over on completion of the sale.

The property is conveniently situated within Shrewsbury town centre, close to the Quarry Park and Dingle Gardens and all the major shopping and transport facilities, including boutique style shops and the Theatre Severn.



INSIDE THE PROPERTY

RECEPTION HALL

Tiled floor
Cloaks cupboard
Stairs to Cellar.

KITCHEN / BREAKFAST ROOM

13'0" x 8'9" (3.96m x 2.67m)
Recently re-fitted with contemporary matching wall and base units
Double oven and four ring hob with stainless steel cooker hood
Integrated dishwasher and fridge
Tiled floor
Feature period fireplace
Exposed ceiling beams
Recessed spotlights to ceiling
Door to:

DINING ROOM

10'10" x 10'4" (3.30m x 3.15m)
Large window with shutters
Wood flooring
Feature period fireplace
Exposed ceiling beams
Recessed spotlights to ceiling

UTILITY ROOM

6'5" x 5'10" (1.96m x 1.78m)
Modern base units with wooden worktop over and inset sink unit
Tiled floor
Wall mounted gas fired central heating boiler
Recessed spotlights to ceiling
Door to rear courtyard

CELLAR

16'9" x 14'1" (5.11m x 4.29m)
Power and lighting
Wall mounted gas meter and consumer unit

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING

LOUNGE

14'5" x 9'7" (4.39m x 2.92m)
Sash windows to the front
Feature period fireplace
Recessed spotlights
Exposed ceiling beams

BEDROOM 1

13'4" x 8'6" (4.06m x 2.59m)
Period fireplace
Recessed spotlights
Exposed ceiling beams

SHOWER ROOM

Recently re-fitted to comprise;
Walk in shower cubicle
Wash hand basin, wc
Tiled floor
Recessed spotlights to ceiling
Heated chrome towel rail

From the first floor landing STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 2

14'4" x 9'3" (4.37m x 2.82m)
Window to the front with pleasant views across rooftops
Recessed spotlights to ceiling

BEDROOM 3

13'1" x 7'8" (max) (3.99m x 2.34m (max))
Window to the rear
Period fireplace
Recessed spotlights
Access to roof space.

BATHROOM

Re-fitted with a modern suite comprising;
Panelled bath
Wall mounted wash hand basin, wc
Period style tiled flooring
Recessed spotlights
Heated chrome towel rail

OUTSIDE THE PROPERTY

To the rear of the property is a well maintained south facing walled courtyard laid to Indian sandstone paving with stoned sections, raised beds and specimen shrub.

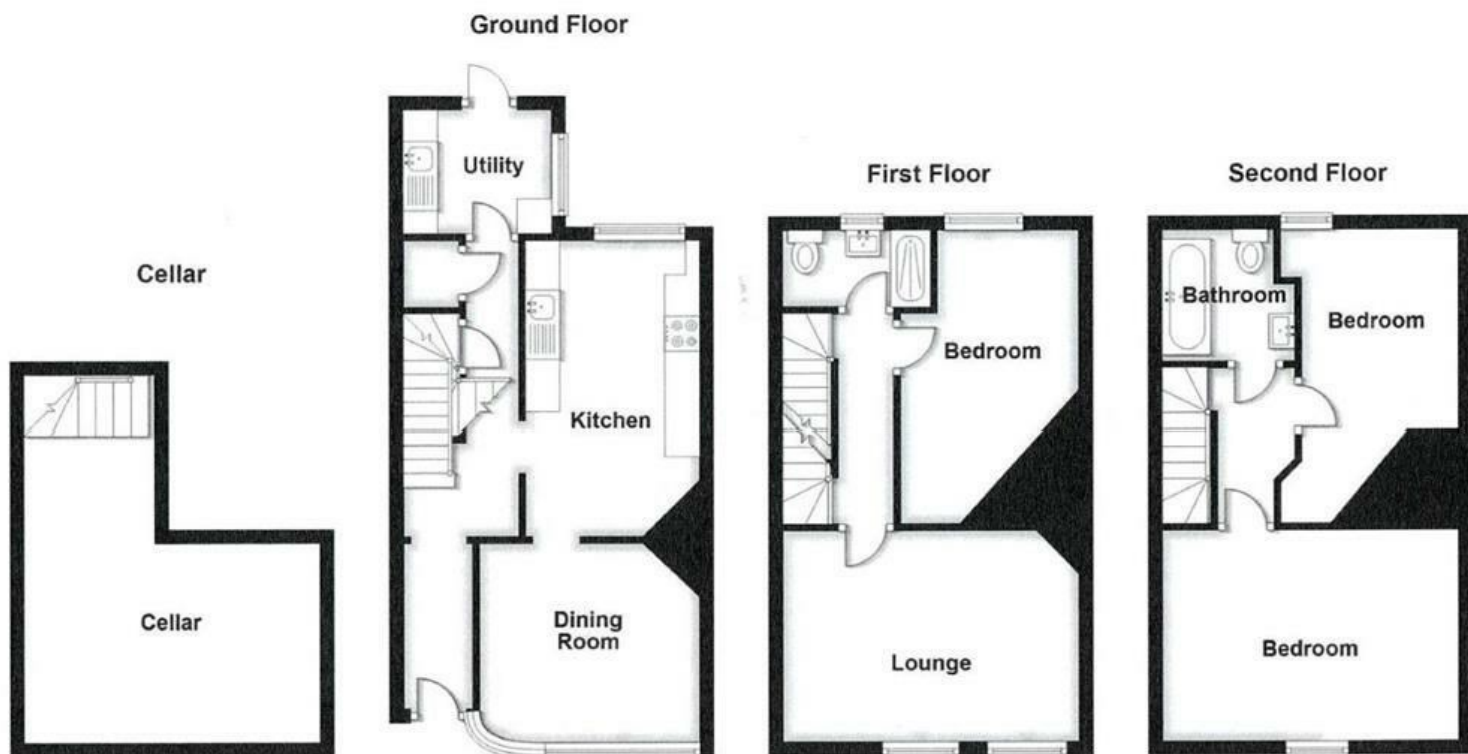
Two useful brick stores: Store room (8'5" x 7'5")
Store two / Utility (6'5" x 4'5")





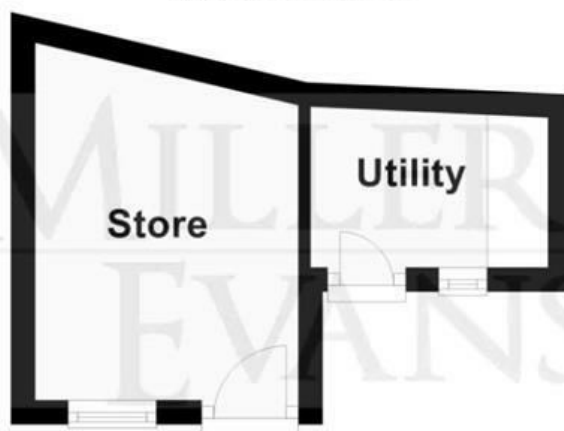


FLOOR PLANS ...



Garden Store / Utility

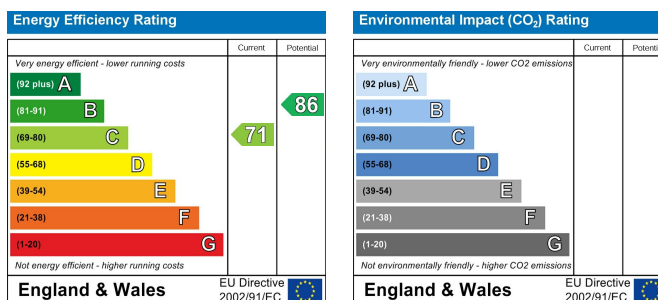
Approx. 91.8 sq. feet



HOW TO FIND THIS PROPERTY

The property is located within the town centre and is best approached along Town Walls onto Murivance. Turn right onto St John's Hill and bear right onto Cross Hill, where the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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:

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?

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