





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

12 Brazier Way, Cross Houses, Shrewsbury, SY5 6LR

Offers In The Region Of £229,995

To view this property please call us on 01743 236 800 Ref: C7720/WM/KQ

# A well presented, two bedroom, semi-detached house.

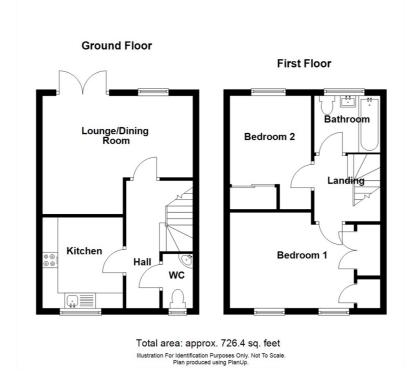
This well presented, modern, two bedroom semi-detached house offered to sale with NO UPWARDS CHAIN provides well planned accommodation briefly comprising; entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms and bathroom. Parking. Good sized rear garden. The property benefits from double glazing and electric heating.

The property occupies a pleasant cul-de-sac position in a semi-rural setting, situated approximately 5 miles south of Shrewsbury and is surrounded by beautiful countryside. Cross Houses is well placed approximately 4 miles from Shrewsbury and close to main road networks.





### **FLOOR PLANS**



### **INSIDE THE PROPERTY**

### **ENTRANCE HALL**

Door to:

# **CLOAKROOM**

Wash hand basin, wc

### **KITCHEN**

9'9" x 8'7" (2.96m x 2.62m)

Fitted with a range of matching wall and base units Window to the front

# **LOUNGE / DINING ROOM**

12'8" x 16'1" (3.85m x 4.89m)

French doors to rear garden Window to the rear

STAIRCASE rising to FIRST FLOOR LANDING

### **BEDROOM 1**

10'2" x 16'1" (3.11m x 4.89m) Built in store cupboards Window

### **BEDROOM 2**

12'1" x 8'8" (3.69m x 2.64m) Window to the rear

### **BATHROOM**

Panelled bath Wash hand basin, wc Window

### **OUTSIDE THE PROPERY**

The property is approached over tarmacadam driveway providing parking, flanked by lawn with pathway to the reception area.

Enclosed REAR GARDEN with paved patio with steps rising to a lawned area, the whole enclosed by wooden fencing.







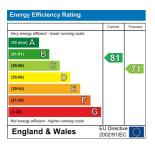


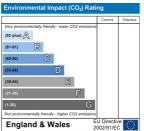
# HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Much Wenlock Road). Proceed into Cross Houses and at the roundabout take the 3rd exit onto brazier way – turn right, then right again, and the property will be found after a short distance on the left hand side.









### **SERVICES**

We understand that mains water, electricity, drainage 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: C

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:





Residential Sales & Lettings Eagle House, 4 Barker Street, Shrewsbury SY1 1QJ Tel: 01743 236800 South Shropshire Sales Office 4 The Square, Church Stretton SY6 6DA Tel: 01694 724700



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