



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Cross Hill, Shrewsbury SY1 1JH**

**Region £489,995**

To view this property please call us on **01743 236 800** Ref: T7408/SL/MU

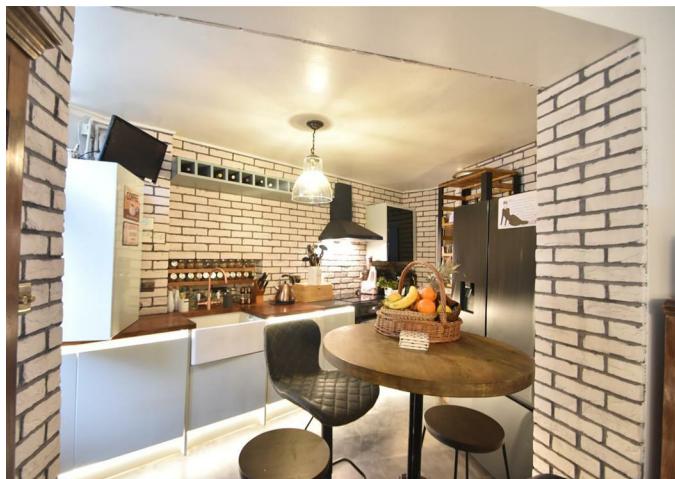
# A charming Grade II Listed 4 bedoomed Town House.

This well maintained, well proportioned, 4 bedoomed Town House is laid over 3 floors, including : lounge/dining room, kitchen, 2 double bedrooms (1 en suite) and bathroom to the first floor with the large first floor landing currently used as office, 2 further bedrooms and shower room to the second floor with the large landing area currently used as a sitting room. Private courtyard garden. The property benefits from gas-fired central heating and double glazing. The Vendor has made arrangements for parking, contact Miller Evans for more details

All wall mounted entertainment packages are included in the sale of this house due to the impractical nature of taking them down, this also includes the Home wall mounted CCTV security system.

There is a rental garage on a long lease to the house this could if the buyer wishes be transferred to the new owner if required. , There has also been planning permission granted for the new owner to replace the French windows at the back of the house with bi folding doors or other, to open the back of the house up into the Victorian court yard.

Situated in the centre of Shrewsbury town within walking distance of all shopping facilities, bars, cafes and restaurants, the Quarry Park, Shrewsbury School, Shrewsbury High School for Girls and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## INSIDE THE PROPERTY

### ENTRANCE HALL

11'3" x 13'3" (3.43m x 4.03m)

### KITCHEN

12'0" x 8'0" (3.66m x 2.44m)

Fitted with a range of wall and base units with integrated appliances.

### LOUNGE/DINING ROOM

23'7" x 15'2" (7.19m x 4.62m)

With open fireplace.

### CLOAKROOM/WC

5'7" x 5'1" (1.70m x 1.55m)

Wash hand basin

wc low type flush.

### OFFICE/LANDING

15'8" x 12'4" (4.77m x 3.75m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING this spacious landing area currently being used as an office.

### CELLAR

6'7" x 28'10" (2.00m x 8.78m)

### BEDROOM 1

14'0" x 14'8" (4.27m x 4.47m)

With full width built in wardrobes.

### BEDROOM 2

9'3" x 14'8" (2.82m x 4.47m)

Built in double wardrobes.

### EN SUITE SHOWER ROOM

4'2" x 5'9" (1.27m x 1.75m)

### FAMILY BATHROOM

7'7" x 5'11" (2.32m x 1.80m)

Panelled bath with shower over

Wash hand basin

wc low type flush.

A STAIRCASE leads from the first floor landing to the SPACIOUS SECOND FLOOR LANDING currently being used as a sitting room. Separate heating boiler on the second floor with the potential for separate living accommodation if desired.

### BEDROOM 3

12'2" x 15'4" (3.71m x 4.67m)

### BEDROOM 4

11'8" x 14'8" (3.56m x 4.47m)

### SHOWER ROOM

6'9" x 8'4" (2.07m x 2.54m)

Wash hand basin

wc low type flush

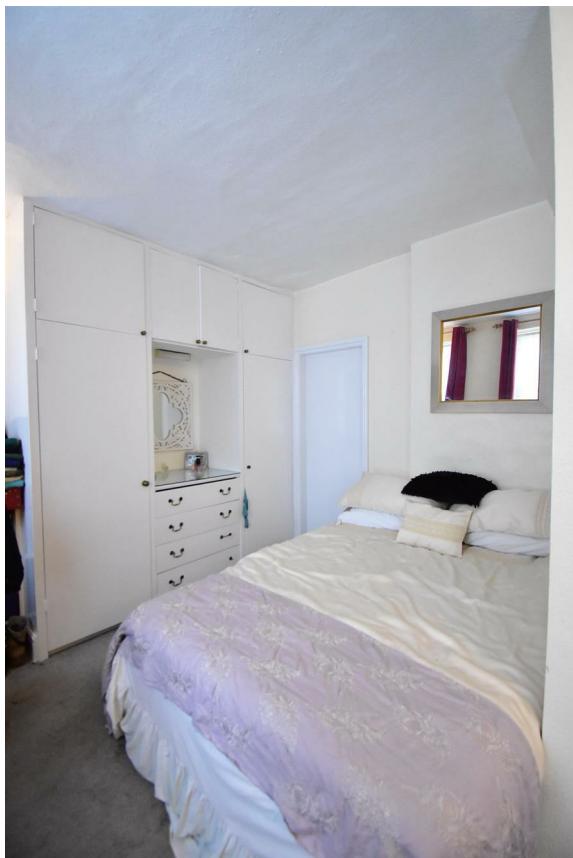
Corner shower cubicle.

## OUTSIDE THE PROPERTY

Delightful walled COURTYARD GARDEN which enjoys some afternoon sun in a private secluded position.



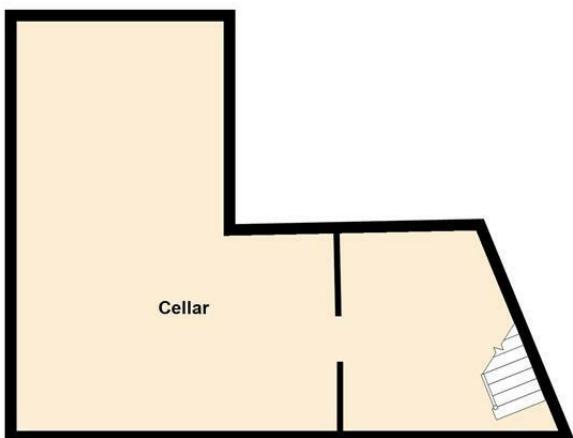




## FLOOR PLANS ...

### Basement

Approx. 44.0 sq. metres (473.7 sq. feet)



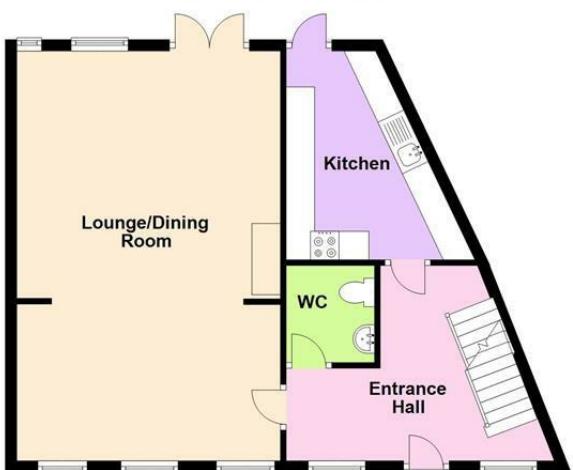
### First Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



### Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



### Second Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 215.7 sq. metres (2321.9 sq. feet)

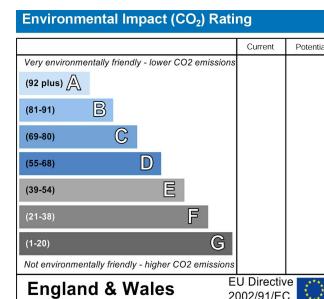
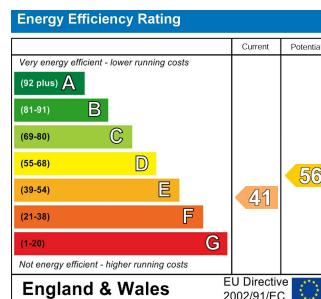
Illustration For Identification Purposes Only. Not To Scale.

Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

From the centre of Shrewsbury proceed along Shoplatch up St Johns Hill where the property will be situated on the junction of Cross Hill straight ahead.

# 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

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:



The UK's number one property website

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



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