



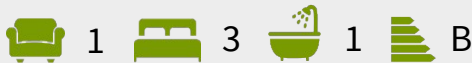
9 BRAZIER WAY

CROSS HOUSES | SHREWSBURY | SHROPSHIRE | SY5 6LR



A neatly presented and well proportioned modern semi detached house, with attractively appointed accommodation and generous gardens in this sought after village locality.

Offers in the region of £255,000



- Popular and convenient village
- Walking distance to amenities
- Well presented throughout
- Rooms of pleasing proportion
- Driveway parking
- Good size rear gardens

DIRECTIONS

From Shrewsbury, take the A458 Bridgnorth Road for approximately 5.3 miles. Continue to the village of Cross Houses and turn right at the mini roundabout. At the T junction turn right and the property will be located on the left hand side after a short distance.

SITUATION

The property is conveniently located off the Much Wenlock road in the popular village of Cross Houses and offers excellent access to Shrewsbury and Telford via the A5. A range of local amenities can be found in the village including a service station/general store and public house. Meole Brace Retail Park is also in close proximity whilst Shrewsbury town centre is easily accessible and offers an excellent shopping centre, social and leisure facilities and a rail service.



DESCRIPTION

Situated on a highly sought-after modern development just south of Shrewsbury, 9 Brazier Way is an immaculately presented three-bedroom semi-detached home offering stylish, well-proportioned accommodation throughout, enhanced by efficient air source heating.

The ground floor provides a welcoming and spacious lounge/diner, flooded with natural light and featuring twin glazed French doors that open seamlessly onto the rear garden, ideal for both everyday living and entertaining. The fitted kitchen is neatly appointed with a range of modern units, offering both practicality and contemporary appeal.

To the first floor, the property boasts three well-sized bedrooms, including a principal bedroom. All bedrooms are served by a smart family bathroom fitted with a modern white suite.

Externally, the property continues to impress. To the front, there is a generous driveway providing ample parking alongside a neatly maintained lawned garden. The rear garden is particularly spacious, featuring a flagged patio seating area and expansive lawns, offering excellent potential for further landscaping or outdoor enhancement to suit individual tastes.

A superb opportunity to acquire a beautifully maintained home in a popular and convenient location

GENERAL REMARKS



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

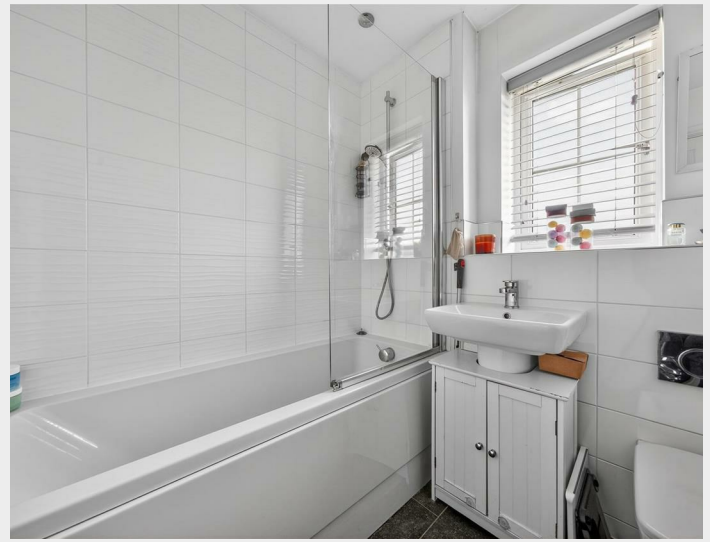
Mains water, electricity and drainage are understood to be connected. Air source heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

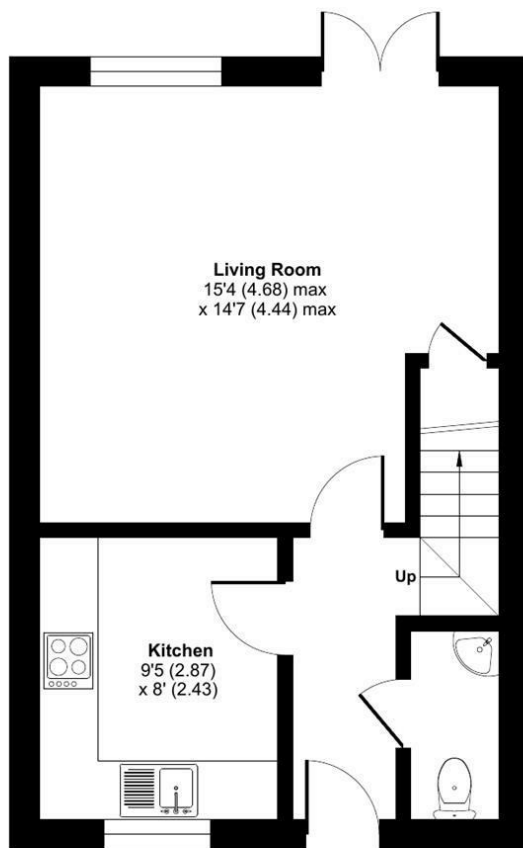
VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

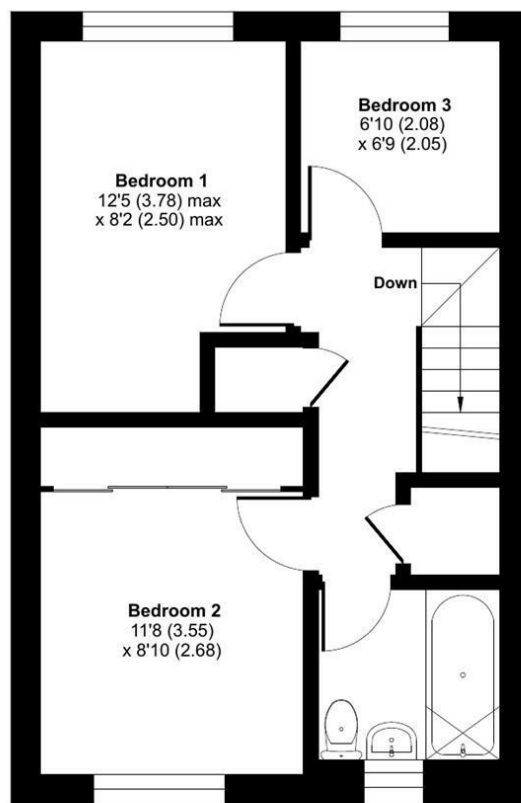


Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2026. Produced for Halls. REF: 1430608

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 ✉ shrewsbury@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch