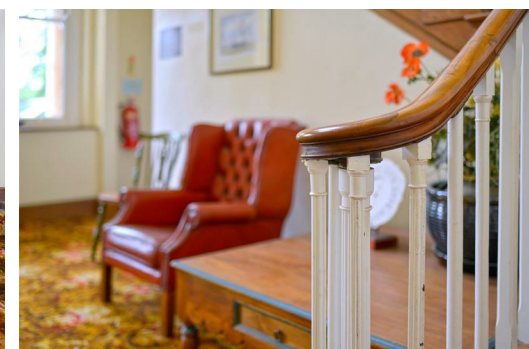


18, Betton Hall Flats Betton Strange, Cross Houses,
Shrewsbury, Shropshire, SY5 6JA

www.hbshrop.co.uk



Offers In The Region Of £155,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Situated within an attractive period building, this spacious second floor apartment offers a pleasing blend of character, comfort and convenience. Boasting 2 well proportioned double bedrooms the property provides generous living accommodation throughout, with pleasing aspects over the well maintained communal grounds of the development, neighbouring property's and local countryside. The property has recently had all carpets lifted, majority of walls re-plastered making this a perfect purchase for buyers who are looking to remodel the property in the own particular style. Residences benefit from a tranquil semi-rural location, while remaining just a short drive from excellent shopping, dining and leisure amenities within the medieval town centre of Shrewsbury, along with nearby reachable amenities. Betton Strange is highly residential location, surrounded by beautiful Shropshire country side and is well placed for easy access to the local bypass. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Impressive communal hallway, large lounge with pleasing views to rear with two feature Velux windows, kitchen/diner, two double bedroom both with built-in wardrobes and both having a pleasing aspect, shower room, attractive landscaped communal grounds and woodland, extensive gravel parking area for residence and visitors. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Impressive communal hallway

Communal stairs then rise to:

Second floor landing

Door gives access to:

Reception hallway

9'11 max x 5'10

Having tiled floor, wall mounted electric heater, telephone point, airing cupboard.

Door from reception hallway gives access to:

Lounge

18'8 x 16'1

Having two double glazed Velux roof windows, sealed unit double glazed window with a pleasing aspect overlooking communal grounds, neighbouring property's, countryside and beyond, two wall mounted electric heaters, exposed wooden flooring.

Door from reception hallway and from lounge gives access to:

Kitchen/diner

17'11 x 10'3

The kitchen area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, free standing fridge freezer, free standing washing machine, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, sealed unit double glazed window with a pleasing aspect overlooking the communal grounds, neighbouring property's, local countryside and beyond.

The dining area comprises: Night storage heater.

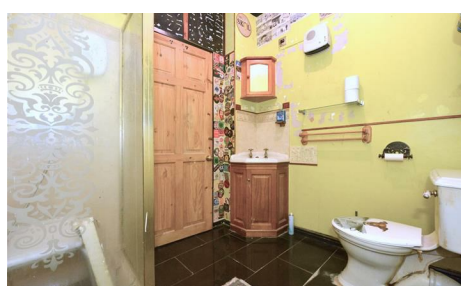
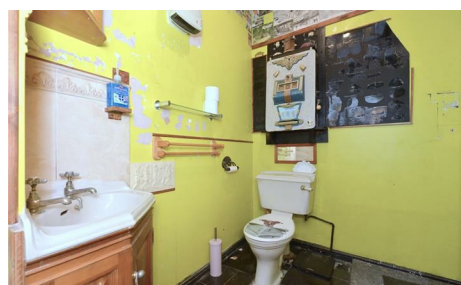
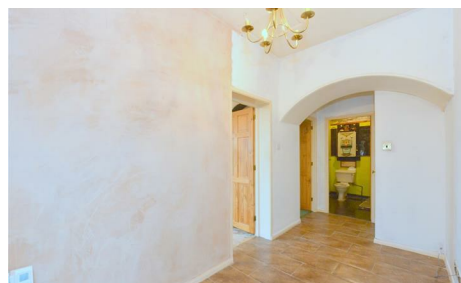
From reception hallway doors give access to: Two bedrooms and shower room.

Bedroom one

12'5 max into recess reducing down to 10' min x 8'

Having single glazed window with a pleasing aspect to communal grounds, local countryside and beyond, exposed wooden flooring, built-in wardrobe.





Bedroom two

12'8 max reducing down to 10'1 min x 8'3

Having single glazed window with a pleasing aspect over communal grounds, local countryside and beyond, built-in wardrobe, exposed wooden flooring.

Shower room

Comprising: Shower cubicle, low flush WC, wash hand basin, tiled floor, wall mounted mirror fronted bathroom cabinet, pull cord electric heater, tiled floor.

Outside

The development is surrounded by generous landscaped communal grounds and woodland leading to a range of rural walks. There is an extensive graveled parking area for residences and guests

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is LEASEHOLD- SHARE OF THE FREEHOLD

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 980 years

Ground rent N/A

Service charge £1600.00 per annum as of June 2026

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgages Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

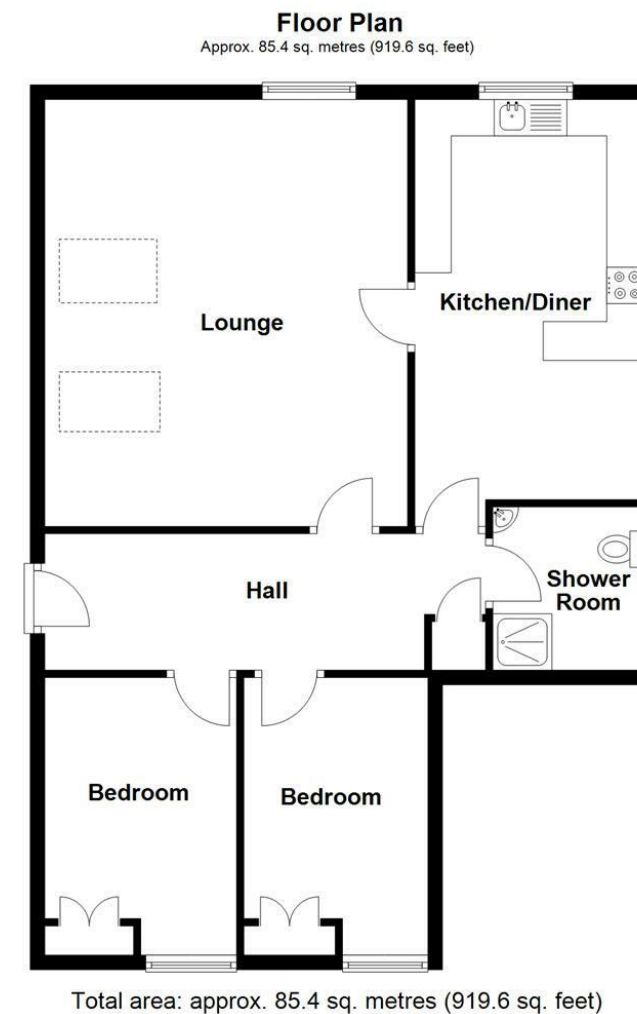
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



For illustrative purposes only. Not to scale
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Plan produced using PlanUp.