HOLLAND
BROADBRIDGE

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56 The Chestnuts, Cross Houses, Shrewsbury, Shropshire, SY5 6JH

www.hbshrop.co.uk









Offers In The Region Of £279,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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A attractively presented, improved and particularly spacious three/four bedroom mid terrace townhouse, offering versatile and well appointed accommodation, which will be ideally suited to many buyers. The property provides a flexible layout with rooms that can be adapted to suit a variety of individual requirements, including those seeking additional bedroom accommodation, a home office or further reception space. Occupying a pleasant position within the popular residential village of Cross Houses, the property enjoys a convenient location with access to local amenities, including a primary school, the village pub, petrol station with adjoining convenient store and nearby countryside walks. Cross Houses is conveniently situated for the historic county town of Shrewsbury, providing an excellent selection of Shops, restaurants, cafes, recreational facilities and schooling. The property is also well placed for access to the local bypass providing convenient links to the A5, A49 and wider road network, making its an appealing choice for commuters and families alike. Early viewing is recommended by the agent.

The accommodation briefly comprises:- Entrance hallway, refitted cloakroom, sitting room/ground floor bedroom, first floor landing, L shaped lounge/diner with Juliet style balcony, attractive kitchen/breakfast room, second floor landing, master bedroom with refitted ensuite shower room, two further bedrooms, refitted family bathroom, double width tarmacadam driveway, good size single garage, southerly facing rear enclosed gardens, UPVC double glazing, LPG gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, understairs storage cupboard, service door to garage. Door from entrance hallway gives access to:

Refitted cloakroom
Having WC with hidden cistern, wash hand basin with storage cupboard below and mixer tap over, ceramic tiled floor, radiator, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Sitting room/bedroom four
15'6 x 11'3
Having wood effect flooring, radiator, UPVC double glazed window to rear, UPVC double glazed doors giving access to rear garden.

From entrance hallway stairs rise to:

First floor landing
Having radiator.

Doors from first floor landing then give access to: L shaped lounge/diner and kitchen/breakfast room

L shaped lounge/diner
21'1 max x 15'6 max
Having stone effect electric fire set to a marble style hearth with decorative fire surround, coving to ceiling, two radiators, UVC double glazed window o rear, UPVC double glazed French doors giving access to Juliet style balcony, wooden framed interconnecting door to kitchen/breakfast room.

Kitchen/breakfast room
15'5 x 9'6
The breakfast area comprises: Tiled floor, radiator, UPVC double glazed French doors giving access to Juliet style balcony. The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated double oven with four ring gas hob, integrated dishwasher, cupboard housing gas fired central heating boiler, tiled splash surrounds, tiled floor, fitted worktops with inset 1 1/'2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to front, recessed spotlights to ceiling.

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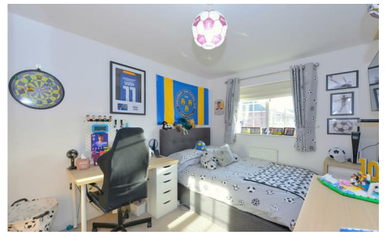














From first floor landing stairs rise to:

Second floor landing
Having loft access, over stairs storage cupboard, cupboard housing mega flow water cylinder unit.

Doors from second floor landing then give access to: Three bedroom and refitted family bathroom.

Bedroom one
12'1" x 10'8"
Having UPVC double glazed window to the front, radiator, large part mirror fronted wardrobe. Door to:

Refitted en-Suite Shower Room
Having large shower cubicle, wash hand basin with mixer tap over, storage cupboard below, W with hidden cistern, ceramic tiled floor, shaver point, part tiled to walls, wall mounted heated chrome tyle towel rail, UPVC double glazed window to front, extractor fan, recessed spotlights to ceiling.

Bedroom two
12'10" max x 8'10"
Having UPVC double glazed window to the rear, radiator, large part mirror fronted fitted wardrobe.

Bedroom three
11'4" x 6'4
With radiator, UPVC double glazed window to the rear.

Refitted family Bathroom
Having a Jacuzzi bath with shower attachment off taps with glazed shower screen to side, wash hand basin with mixer ap over, storage drawer and cupboard below, WC with hidden cistern, ceramic tiled floor, wall hung chrome towel rail, recessed spotlights and extractor fan to ceiling.

Outside
To the front the property is approached by a double width tarmacadam driveway which leads to GARAGE 19ft5ins (5.92m) x 8ft5ins (2.57m) with up and over door, wall mounted electricity consumer unit, fitted light, wall electricity car charging point. The rear of the property there is a south facing rear enclosed garden comprising: Indian sandstone paved patio, lawn garden, paved pathway with gated pedestrian access to rear. The rear garden a enclosed by fencing.

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 D

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage 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 fee 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.

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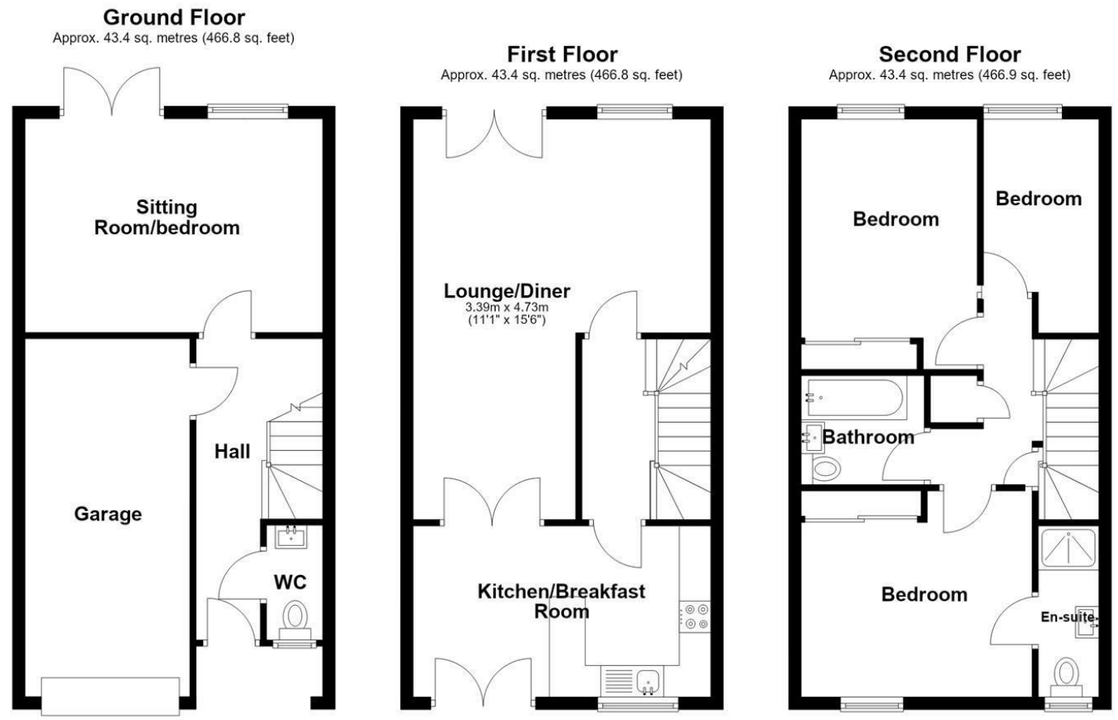
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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