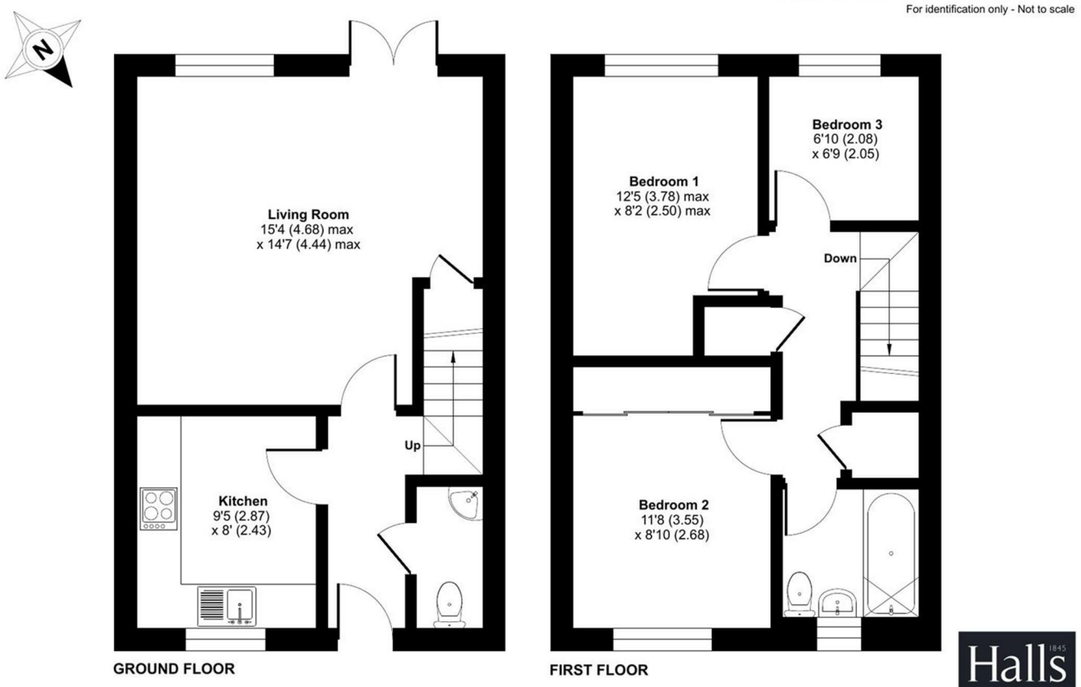
FOR SALE

9 Brazier Way, Cross Houses, Shrewsbury, Shropshire, SY5 6LR

Approximate Area = 752 sq ft / 69.8 sq m

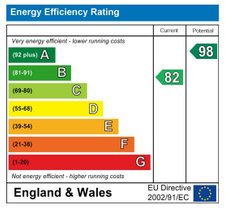
For identification only - Not to scale



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

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

Energy Performance Rating



Halls 1845

01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

RICS Regulated by RICS

The Property Ombudsman

OnTheMarket.com

APPROVED CODE TRADINGSTANDARDS.UK

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Halls 1845

FOR SALE

Offers in the region of £255,000

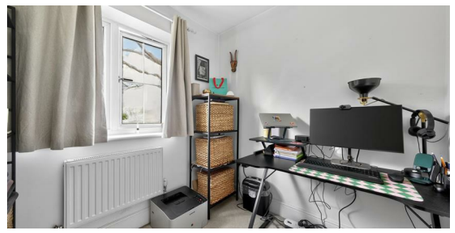
9 Brazier Way, Cross Houses, Shrewsbury, Shropshire, SY5 6LR

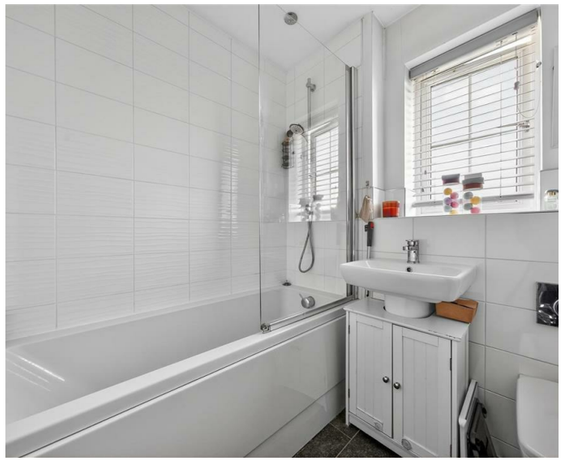
A neatly presented and well proportioned modern semi detached house, with attractively appointed accommodation and generous gardens in this sought after village locality.

FOR SALE

MILEAGES: Shrewsbury 5.3 miles, Telford 12.5 miles. All mileages are approximate.

1 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s





- **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.