



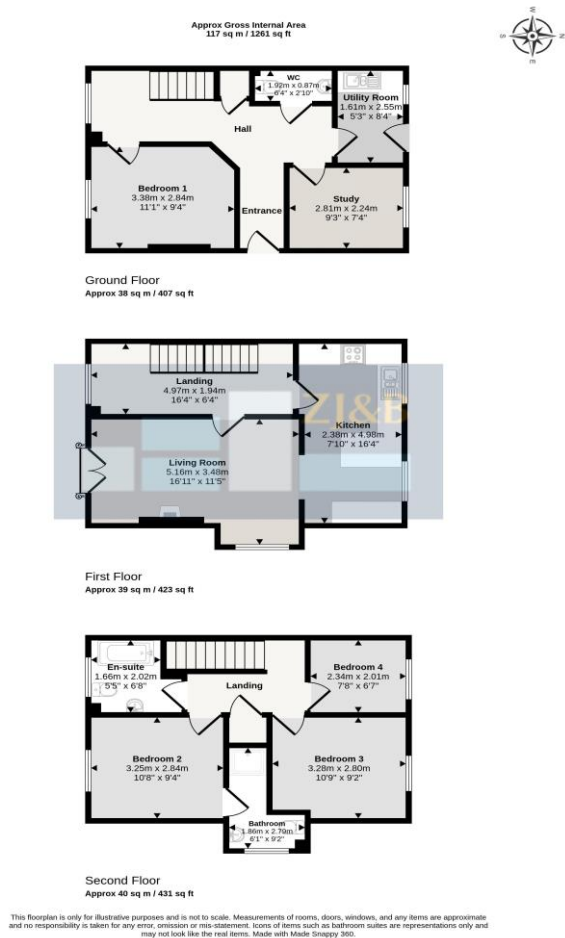
14 The Chestnuts, Cross Houses, Shrewsbury, Shropshire, SY5 6JH

£325,000

An impressive and beautifully presented 4-5-bedroom home, offering exceptionally versatile accommodation arranged over 3 floors.



An impressive, beautifully presented 4–5-bedroom home, offering exceptionally versatile accommodation over 3 floors, with stylish interiors, generous gardens and superb parking provision, all set within the highly regarded village of Cross Houses. Occupying an enviable position within this popular village, this attractive property has been thoughtfully improved and upgraded by the current owners to create a sophisticated and highly adaptable family home. Offering an excellent balance of elegant living accommodation, generous bedroom space and practical facilities, the property is ideally suited to modern family life while providing considerable flexibility for those working from home or requiring additional accommodation. The accommodation provides a spacious reception hall, cloakroom/WC, a substantial double bedroom, separate utility room and a versatile study. The first floor is centered around an impressive sitting room with Juliet balcony enjoying an open outlook and the superb kitchen/dining room which has been redesigned and refitted by the current owners including oak worktops, a wide breakfast bar, integrated dishwasher and there is ample space for a dining table. On the second floor is the main bedroom with a contemporary en-suite shower room, two further well-proportioned bedrooms and a family bathroom. Outside, the property continues to impress with a triple-width driveway providing ample parking and access to the garage. The private rear garden has been thoughtfully designed and includes a paved patio with pergola and a generous lawn and variety of established beds, and there is beautifully secluded walled seating area with its own pergola. Cross Houses is a popular, conveniently situated village, within easy access of Shrewsbury, Telford and Much Wenlock, and offers a selection of everyday amenities including a petrol station and mini-market, public house and village hall, and there is a regular bus service to Shrewsbury. This is a refined and exceptionally versatile home offering generous proportions, stylishly upgraded accommodation and beautifully arranged outdoor space. An early viewing is highly recommended to fully appreciate the quality, flexibility and appeal of this impressive property.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

14, The Chestnuts Cross Houses SHREWSBURY SY5 6JH	Energy rating D	Valid until: 27 December 2027
		Certificate number: 9858-0911-6252-4373-8954

Property type end-terrace house

Total floor area 119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9858-0911-6252-4373-8954>

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Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage