



26 BRAZIER WAY  
CROSS HOUSES | SHREWSBURY | SY5 6LR





# 26 BRAZIER WAY

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Shrewsbury 7 miles | Telford 12.7 miles  
(all mileages are approximate)

AN ATTRACTIVE DETACHED MODERN FAMILY HOME THAT HAS BEEN  
UPDATED BY THE CURRENT OWNERS AND OFFERS GREAT LIVING  
ACCOMMODATION SITUATED IN A POPULAR VILLAGE.

Beautifully presented throughout  
Open plan kitchen/dining room  
Well-proportioned sitting room with panelling  
Landscaped private south facing gardens to the rear  
Garage and private off-street parking



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## 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 follow the road around to the right where the property will be located on the right hand side after a short distance.

Approximate Area = 946 sq ft / 87.9 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale

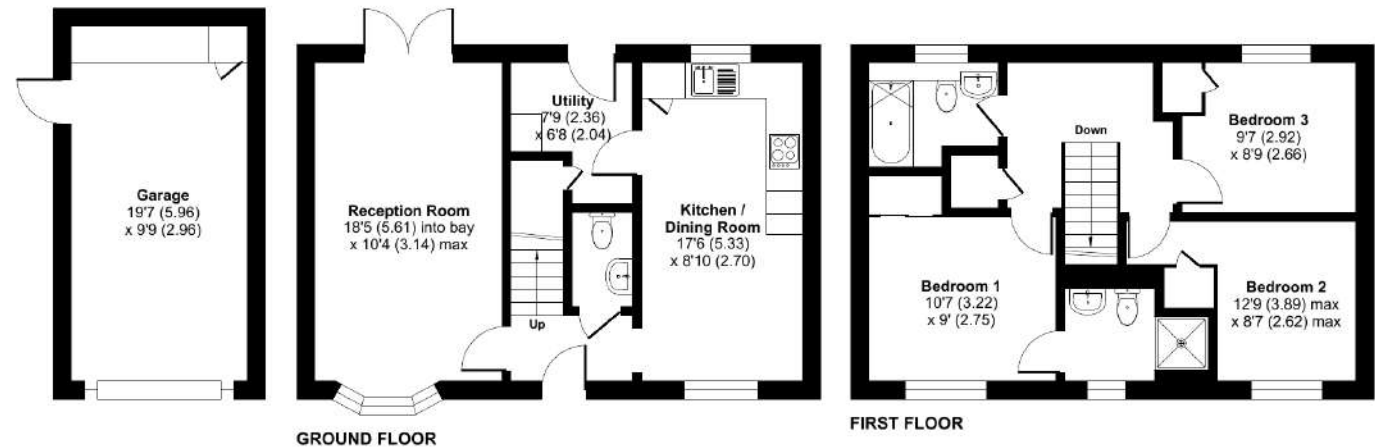
## SITUATION

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.

## PROPERTY

Situated on a highly sought-after modern development just south of Shrewsbury, 26 Brazier Way is an immaculately presented three-bedroom detached home offering stylish, well-proportioned accommodation throughout, enhanced by efficient air source heating.

The ground floor provides a welcoming reception hall that leads to a well proportioned sitting room that has stylish wood panelling and is flooded with natural light and featuring twin glazed French doors that open seamlessly onto the rear garden, ideal for both everyday living and entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1437193



The fitted kitchen/breakfast is neatly appointed with a range of modern units, offering both practicality, contemporary appeal and space for dining.

To the first floor, the property boasts three good sized bedrooms all with built in wardrobes, with principal bedroom befitting from an en suite shower room. The remaining 2 bedrooms are served by a smart family bathroom fitted with a modern white suite.



## OUTSIDE

Externally, the property continues to impress. To the side, there is a generous driveway providing ample parking leading to a detached garage. The rear southerly facing garden is particularly spacious, featuring a flagged patio seating area and lawned area, offering excellent potential for further landscaping or outdoor enhancement to suit individual tastes.

There is also a patch of lawn to the right hand side of the garage which is also within the boundary of this property.

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

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

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

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



