

FOR SALE

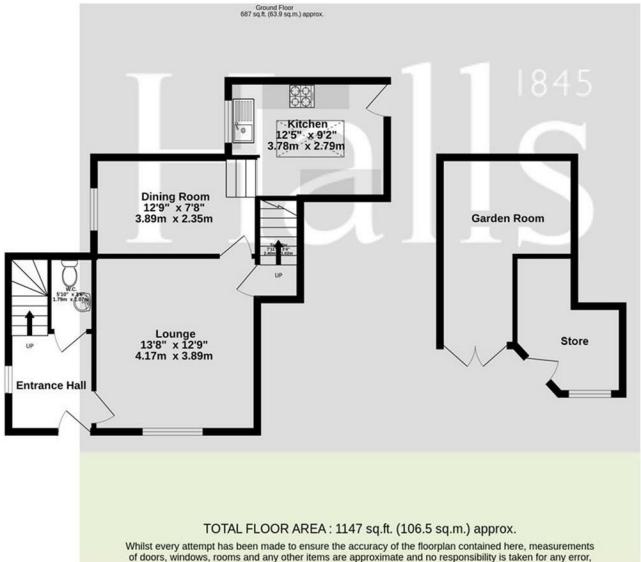
77 Cross Houses, Shrewsbury, SY5 6JJ

Halls¹⁸⁴⁵

Basement

95 sq ft. (8.8 sq.m.) approx.

Cellar
12'6" x 7'7"
3.82m x 2.31m

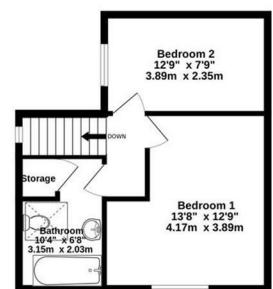
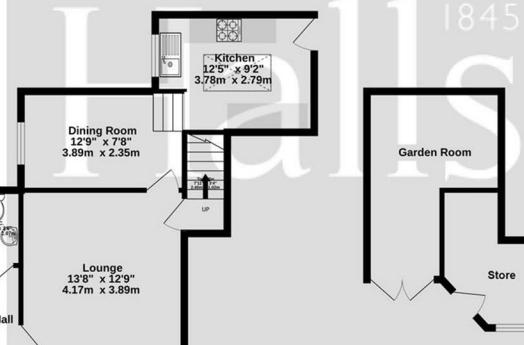


Ground Floor

667 sq ft. (61.9 sq.m.) approx.

1st Floor

364 sq ft. (33.8 sq.m.) approx.



FOR SALE

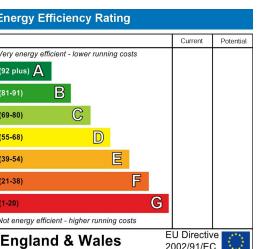
Offers In The Region Of £265,000

77 Cross Houses, Shrewsbury, SY5 6JJ

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



An immaculately presented and improved period cottage of immense character with gardens, garden room and parking in a popular village location.

Halls¹⁸⁴⁵

01743 236 444

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

RICS
Regulated by RICS

OnTheMarket.com

The Property
Ombudsman
APPROVED CODE
TRADINGSTANDARDS.UK



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01743 236 444



- **Beautifully presented**
- **Spacious accommodation**
- **Extensively improved**
- **Parking**
- **Attractive Gardens**
- **Close to amenities**

DIRECTIONS

From Shrewsbury take the A458 Bridgnorth Road for approximately 5.3 miles. Continue into the village of Cross Houses and proceed straight over the mini roundabout and the property will be found on the left hand side.

SITUATION

77 Cross Houses is conveniently situated 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. Shrewsbury is easily reached and offers an excellent shopping centre, social and leisure facilities and a rail service.

DESCRIPTION

77 Cross Houses is an immaculately presented, recently improved and redecorated property with character, which will no doubt have wide market appeal. The current owners have had a new roof, installed new UPVC doors and windows throughout. The ground floor accommodation offers a delightful living room, dining room, downstairs WC and fitted kitchen, which provides a range of shaker style units and stable door leading to the rear gardens. To the first floor, there are two generous bedrooms and family bathroom which offers a modern suite. Outside, there is off road parking. The gardens are located to the rear which offer neatly manicured lawns with low maintenance herbaceous borders. There is a sizeable flagged sun terrace/patio area leading to the garden room and attached storage area. The garden room, which is a particular feature to the property offers a fantastic multi purpose space and is currently used as additional entertaining space and games room.

ACCOMMODATION

ENTRANCE HALL

Quarry tiled floor, staircase leading off, door to;

DOWNSTAIRS WC

Providing a white suite comprising low level WC, wash hand basin and vanity unit with storage cupboard under. Boiler cupboard housing the wall mounted Santon Electric boiler which heats the conventional radiators throughout the property.

LIVING ROOM

With beamed ceiling. Attractive brick and stone fireplace housing multi fuel burning stove.

DINING ROOM

With steps leading to;

KITCHEN

Feature lantern roof, ceiling down lighters. Quarry tiled floor and providing matching range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a sink unit and drainer with mixer tap over. Integral oven and grill with 4 ring electric hob unit and extractor over. Space and plumbing for American fridge freezer. Integrated dishwasher, space and plumbing for washing machine. Stable door leading to pathway which gives access to the rear gardens.

FIRST FLOOR LANDING

BEDROOM 1

With valuated ceiling and exposed beams, twin built in double wardrobes with overhead storage cupboards.

BEDROOM 2

With valuated ceiling and exposed beams.

BATHROOM

Providing a modern white suite, comprising low level WV, pedestal wash hand basin, free standing bath with mains fed shower over, and splash screen. Part tiled walls, wall mounted heated towel rail.

OUTSIDE

To the front the property offers a gravelled driveway/parking area.

THE GARDENS

The gardens are positioned to the end of the terrace and these are a delightful feature, comprising generous flowing lawns and low maintenance borders. An Indian sandstone path offers access to the bottom section of garden, where a private sun terrace seating area can be found, together with the impressive garden room and adjoining store.

DETACHED GARDEN ROOM AND WORKSHOP

GARDEN ROOM

Currently utilised as a games room with functioning bar area and generous seating space.

WORKSHOP-STORE AREA

Power and light points.

AGENTS NOTE

In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the Vendor is related to an employee of Halls.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

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

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s