

Sundorne Shrewsbury Road, Cross Houses, Shrewsbury,  
Shropshire, SY5 6JJ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £495,000**

Viewing: strictly by appointment through the agent

A spacious and highly versatile four/five bedroom detached dormer bungalow presents a fantastic opportunity for buyers seeking a cherished home, occupying a substantial plot with the scope to further improve/modernise if required. The property offers flexible and well proportioned living accommodation throughout and has the added benefit of being offered for sale with NO UPWARD CHAIN. Located in the sought after village of Cross Houses, the village is well serviced by local amenities some of which include: Petrol station with convenience store and post office along side easy access to the picturesque countryside with a variety of walking and cycling routes. The medieval town centre of Shrewsbury is approximately 4 miles away and easy access is gained onto the local bypass/A5 linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge/diner, garden room, kitchen/breakfast room, rear lobby, sitting room/bedroom, two further double ground floor bedrooms, bathroom, first floor landing, master bedroom with dressing room, further double bedroom, washroom, beautifully established substantial front, side and rear enclosed gardens, good size driveway, garage with adjoining garden store, carport, double glazing, part oil fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door with double glazed window to side gives access to:

**Reception hallway**

Having understairs storage cupboard, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Lounge/diner**

21'6 x 13'5

Having double glazed window to front, wall light points, coving to ceiling, glazed window to rear.

Wooden framed glazed door from lounge gives access to:

**Garden room**

15'2 x 6'2

Having double glazed window to overlooking the properties rear garden, wall mounted electric heater, doorway to rear lobby.

Door from reception hallway gives access to:

**Sitting room/Bedroom**

12'9 x 9'11

Having double glazed window to rear, coving to ceiling.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

15'1 max reducing double 12'1 min x 9'5

Having eye level and base units with built-in cupboards and drawers, glass display cabinet, tiled effect flooring, breakfast bar, cupboard housing oil fired central heating boiler, space for appliances, fitted worktops with inset stainless steel sink drainer unit, coving to ceiling, double glazed window to rear,

Wooden framed glazed door from kitchen/breakfast room give access to:

**Rear lobby**

Having double glazed door giving access to rear gardens with double glazed window to side and tiled effect flooring.

Door from reception hallway gives access to:

**Bedroom**

13'0 x 8'6

Having double glazed window to front, radiator, coving to ceiling.





**Bedroom**

12'2 x 8'5

Having double glazed window to front, radiator, coving to ceiling.

From reception hallway door gives access to:

**Bathroom**

Having a four piece coloured suite comprising: Panel bath, shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, double glazed window to rear, wall mounted pull cord electric heater, coving to ceiling.

From reception hallway stairs rise to:

**First floor landing**

Having double glazed window to rear. Doors then give access to two further bedrooms and WC.

**Bedroom**

15'11 x 11'8

Having two double glazed windows to rear, storage unit, access from bedroom leads to:

**Dressing room**

12'7 x 6'10

Access from dressing room leads to a substantial loft space / eaves storage.

**Bedroom**

13'8 x 11'6

Having a range of eaves storage/fitted storage cupboards, double glazed window to rear, radiator.

**Separate WC**

Having low flush WC, pedestal wash hand basin, heated chrome style towel rail, fitted storage cupboards, double glazed window to rear, half tiled to walls, wall mounted pull cord electric heater.

**Outside**

The property occupies a substantial plot. To the front there is a lawn garden screened from the main road by mature hedging and an array of well established shrubs, plants and bushes, outside lighting point. From the driveway access is given to a single garage and carport to side. Adjoining the garage there is a useful garden store. The side gardens of the property comprise further mature shrubs, plants and bushes with feature garden pond. Gated side access then leads to the property's:

**Landscaped large rear gardens**

Which comprise: Lawn gardens, a high variety of specimen shrubs, plants, bushes and trees, paved sun terrace with paved pathways, timber glazed potting shed. The rear gardens offer good levels of privacy and are enclosed by mature hedging.

**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 E**

**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.

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.

