

**Plot 1, The Old Hare and Hounds, Cruckton, Shrewsbury,  
Shropshire, SY5 8BX**

**www.hbshrop.co.uk**



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

## The Property Misdescriptions Act

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## Holland Broadbridge

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**t: 01743 357000**

**e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)**

Viewing: strictly by appointment  
through the agent

## Offers In The Region Of £565,000

An opportunity to acquire one of four brand new contemporary 4 bedroom detached property's each thoughtfully designed to combine modern living with high energy sufficiency. Set within a select and excusive development in the sought after village of Cruckton these homes offer privacy, space, and fine living throughout. Each property will feature generous and flexible accommodation, complemented by a detached double garage and generous size plots. Built to a high specification each property will incorporate modern construction methods and highly efficient systems ensuring buyers exceptional comfort, reduced running costs and future ready approach to sustainable living. Designed with both style and practicality in mind, interiors will be light filled and contemporary, high quality finishes throughout and a layout perfectly suited todays lifestyle exceptions. Due for completion in Spring/Early Summer 2026 this exclusive development represents a unique chance to secure a bespoke brand new home in a highly desirable rural yet highly accessible location. Early enquires comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, living room, modern open plan kitchen/diner/family room, utility room, first floor landing, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, two further good size bedrooms, family bathroom, generous size plot with front and rear gardens, driveway, detached double garage, pleasing countryside views, air source heat pump heating system, double glazing. Viewing is essential.

The accommodation in greater detail comprises:

**Reception halway**

**Cloakroom**

**Living room**

**Open plan kitchen/diner/family room**

**Utility room**

**First floor landing**

**Bedroom one**

**Ensuite shower room**

**Bedroom two**

**Ensuite shower room**

**Bedroom three**

**Bedroom four**

**Family bathroom**

**Outside**

Generous size plot with front and rear gardens

**Driveway**

**Detached double garage**

**Services**

TBC

**COUNCIL TAX BAND**

TBC

**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.