56 The Chestnuts
Cross Houses Shrewsbury
SY5 6JH

MONKS

3 Bedroom House
Offers In The Region Of £279,950

The features

- BEAUTIFULLY PRESENTED 3 STOREY TOWN HOUSE
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN/DINING ROOM AGAIN WITH JULIETTE STYLE BALCONY
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- GROUND FLOOR SITTING ROOM WITH FRENCH DOORS TO GARDEN
- GOOD SIZED LOUNGE WITH JULIETTE STYLE BALCONY
- PRINCIPAL BEDROOM WITH NEWLY FITTED SHOWER ROOM
- DRIVEWAY WITH PARKING, GARAGE AND SOUTH FACING GARDEN
- EPC RATING D

***** IMMACULATE AND IMPROVED 3 BEDROOM TOWN HOUSE *****

An excellent opportunity to purchase this beautifully presented, 3 bedroom home which has been much improved and offers spacious and versatile accommodation over three floors - perfect for today's modern lifestyle and having an excellent ground floor Sitting Room with French doors leading onto the Garden.

Occupying an enviable position in the heart of this popular village on the Eastern edge of the Town with ease of access for commuters to the A5/M54 motorway network. Cross Houses benefits from an active village hall, general store/filling station, public house/restaurant and lovely countryside walks.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely Sitting Room with French doors directly to garden, good sized L-shaped Lounge/Dining Room, Kitchen with appliances, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of newly fitted bathroom, en suite and cloakroom, LPG central heating, double glazing, garage and driveway with parking.

Viewing essential.

Property details

LOCATION
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RECEPTION HALL
Covered entrance with door opening to Reception Hall, useful understairs storage cupboard, wooden effect flooring, radiator. Personal door to Garage.

CLOAKROOM
Attractively re-fitted with suite comprising wash hand basin set into vanity with storage beneath and mirror over, concealed WC. Radiator, window to the front, tiled flooring.

SITTING ROOM
A great versatile room - perfect for summer living and being naturally well lit with window and double opening French doors leading onto the sun terrace and garden. Media point, radiator.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with radiator.

L-SHAPED LOUNGE
A good sized room, again naturally well lit with window and double opening French door with Juliette style balcony providing aspect over the garden, media point, radiator. Double glazed doors to

KITCHEN/DINING ROOM
Dining Area having double opening French doors with Juliette style balcony to the front, radiator.

Peninsular divide to Kitchen which is fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with round edge work surface over and having inset 4 ring hob with extractor hood over and double oven and grill beneath, wine cooler and space for washing machine. Tiled surrounds and matching eye level wall units, window to the front.

SECOND FLOOR LANDING
Staircase continues to the second floor with Airing Cupboard and radiator.

PRINCIPAL BEDROOM
having window to the front, fitted double wardrobe with sliding doors and comprising hanging rails and shelving, media point, radiator.

EN SUITE SHOWER ROOM
recently re-fitted with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage beneath and mirror over, concealed WC. Heated towel rail, window to the front.

BEDROOM 2
A generous sized double room with window overlooking the rear, fitted double wardrobe with sliding doors and hanging rail and shelving, radiator.

BEDROOM 3
with window to the rear, radiator.

BATHROOM
with suite comprising jacuzzi panelled bath with direct mixer shower unit over, wash hand basin and WC set into concealed unit with storage and wall mirror over, heated towel rail.

OUTSIDE
The property is approached over driveway with parking for two cars and leading to the Garage with up and over door, EV charging point, power and lighting and personal door to the hall.

The South facing Rear Garden has a good sized paved sun terrace, ideal for outdoor dining, lawned area with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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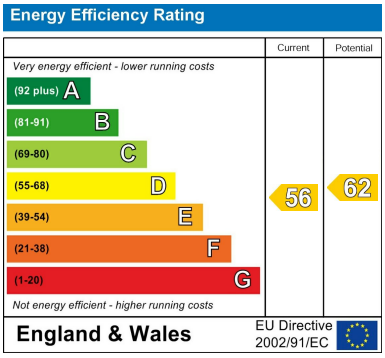

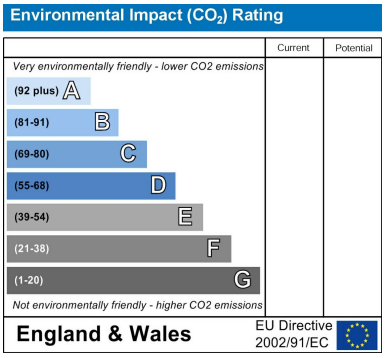

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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