



MONKS

Brompton House
Cross Houses Shrewsbury
SY5 6JJ

5 bedroom House property
Offers in the region of £535,000







*** 5 BEDROOM FAMILY HOME IN LARGE PRIVATE GARDENS ***

An excellent opportunity to purchase this deceptively spacious 5 bedroom detached home offering versatile accommodation - perfect for today's modern lifestyle of a growing family, work from home or those who love to entertain.

Occupying an enviable position in the heart of this popular village just 5 miles from the County Town of Shrewsbury, ideal for commuters with ease of access to the A5/M54 motorway network. Cross Houses benefits from a public house/restaurant, filling station/general store, active village hall and bus service to the nearby secondary school.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Sitting/Family Room, impressive open plan Living/Dining/Kitchen with Snug area, large Utility and Cloakroom. Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, garage and lovely established good sized gardens offering a great level of privacy.

Viewing essential.





LOCATION

The property occupies an enviable position in this popular and sought after village which lies just under 6 miles East from Town Centre. Cross Houses itself has a general store/filling station, church and pre-school nursery along with restaurant/village pub. There is a bus service for children to the nearby Much Wenlock secondary school. The A5/M54 motorway network is a short distance away as in the County Town where you will find a host of facilities.

RECEPTION HALL

Covered entrance with door opening to the Reception Hall with wooden flooring, cloaks/boot area, radiator.

SITTING/FAMILY ROOM

A great multi purpose room with window to the front, radiator.

LOUNGE

with bow window overlooking the front. Cast iron log burner, media point, radiators. Double opening glazed doors to

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The hub of the home - the perfect room for those with a growing family or just love to entertain. The Dining area has double opening French doors leading onto the rear garden and paved sun terrace and has ample space for large dining table.

The Kitchen is attractively and comprehensively fitted with range of soft grey fronted shaker style units incorporating deep bowl Belfast style sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having space for dishwasher and twin wall units over. Two eye level ovens with grill with cupboards below and to the side additional storage with space for American style fridge freezer. Contrasting island housing halogen hob with cupboards and drawers beneath.

Sitting/Snug area with feature exposed brick chimney breast with additional storage to the side.

Wooden effect flooring throughout, radiators.

LARGE UTILITY/BOOT ROOM

A generous sized room with two tall laundry cupboards and

work surface to the side with plumbing for washing machine. Hanging and drying space, tiled floor, radiator and door to the garden and personal door to garage.

CLOAKROOM

with WC and wash hand basin, radiator, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

A lovely room with window and double opening French doors and Juliette style glazed balcony with open aspect over the gardens. Range of fitted bedroom furniture, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

A double room with window overlooking the rear garden, radiator.

BEDROOM 3

Another double room with window to the front, radiator.

BEDROOM 4

A further double room with window to the side, radiator.

BEDROOM 5

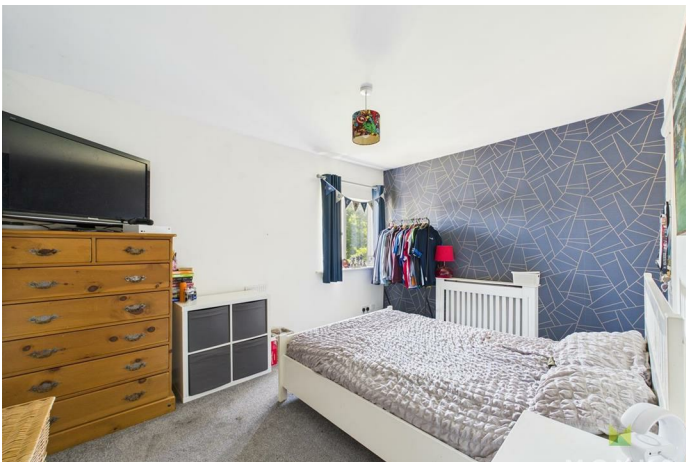
with window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached through gated entrance over driveway providing ample parking and hardstanding for numerous vehicles and leading to the Garage with up and over door, power and lighting and personal door to the garden. The Front offers a great deal of privacy being well screened by tall



mature hedging.

The Rear Garden is a particular feature of the property being of a good size and laid to paved sun terrace immediately adjacent to the house. The Gardens are laid extensively to lawn with a range of mature specimen and fruit trees and again have a great level of privacy being screened with fencing and hedging. Range of storage units and open fronted log store.

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 F - 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](https://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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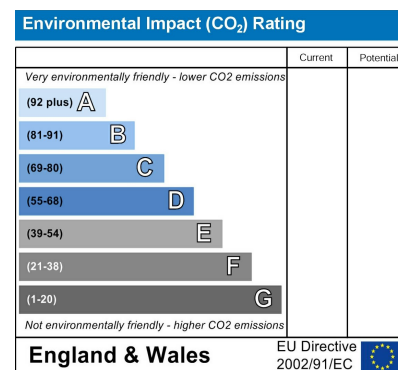
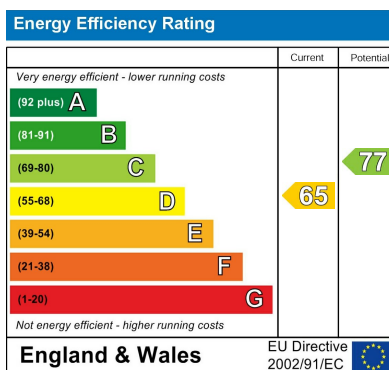
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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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