



15 Lower Cross, Cross Houses, Shrewsbury, SY5 6JU

BERRIMAN
EATON

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An outstanding spacious three bedroom home that has been creatively extended. With a large 'live-in' kitchen area, the house is beautifully presented throughout and benefits from a large private garden, parking and garage. VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN.
Shrewsbury-5 miles, Shrewsbury train station - 7 miles, Telford-12 miles, Bridgnorth-15 miles, Wolverhampton 30 miles, Birmingham- 45 miles

LOCATION

Cross Houses is a small village 4 miles to the south east of Shrewsbury on the A458, within easy access to the A5 and the National Trusts Attingham Park. Within a short walk, there is a petrol station and store, local pub and regular bus services to Shrewsbury and Bridgnorth, including the secondary school William Brooks with its sports facilities and theatre in Much Wenlock. Cressage C of E Primary school is the nearest primary school. Shrewsbury is the county town on the River Severn with an extensive range of amenities and facilities.

OVERVIEW

A most stylish family home, tastefully presented and featuring a majestic large rear extension that has created a desirable open plan living space with high ceiling and 4m bi-folding doors to the rear garden. Fitted storage has also been a consideration as the family grew both downstairs and upstairs, whilst the guest WC, kitchen and bathroom fittings are good quality. Extra touches includes bespoke window shutters and traditional style new radiators. A useful utility and boot room include side access, whilst the sitting room has a multi-fuel log burner.

ACCOMMODATION

Entering into the open porch and hall with a sky light above for natural light, there is a fitted cloaks and shoe storage bench and a useful guest WC. Beyond leads into the open plan living area having LVT flooring, downlights and fitted bookshelves and drawers. The area divides into a seating area, dining area and fashionable fitted kitchen including integrated appliances such as a dishwasher, fridge/freezer, microwave, 5 ring gas hob, oven and extractor hood. In addition there is a sink unit, recycling bin, breakfast bar and natural light tunnel. A door leads to a separate utility/boot room, having a range of built in storage cupboards, wooden tops, Belfast sink and plumbing for the washing machine. Access to loft and external door to the side. A separate spacious sitting room features a multi-fuel log burner with a slate hearth and fitted book shelves.

On the first floor the landing has access to a large loft space with a drop down ladder. There are three good proportioned bedrooms; all having fitted wardrobes and storage, the third with a cabin bed. The refitted bathroom includes a bath with over shower, vanity unit and WC with an airing cupboard.

OUTSIDE

A large gravelled driveway provides excellent parking and access to the detached garage that also has a side door. A neat lawned front garden has flower borders and side access leads to the rear. A recently laid porcelain tiled sun terrace accessed from the bi-fold doors, spans the rear, leading down to the large garden hosting a variety of mature trees and shrubs. Included is a greenhouse and garden shed. External power sockets are available to the rear, with cold water taps connected to both the front and rear.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitor. Vacant possession on completion.

SERVICES

We are advised by our client that there is LPG heating, mains water, electricity and sewage are connected. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: C.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
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Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

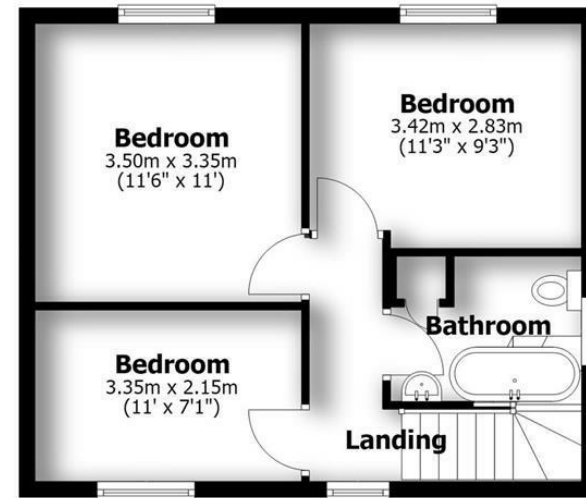
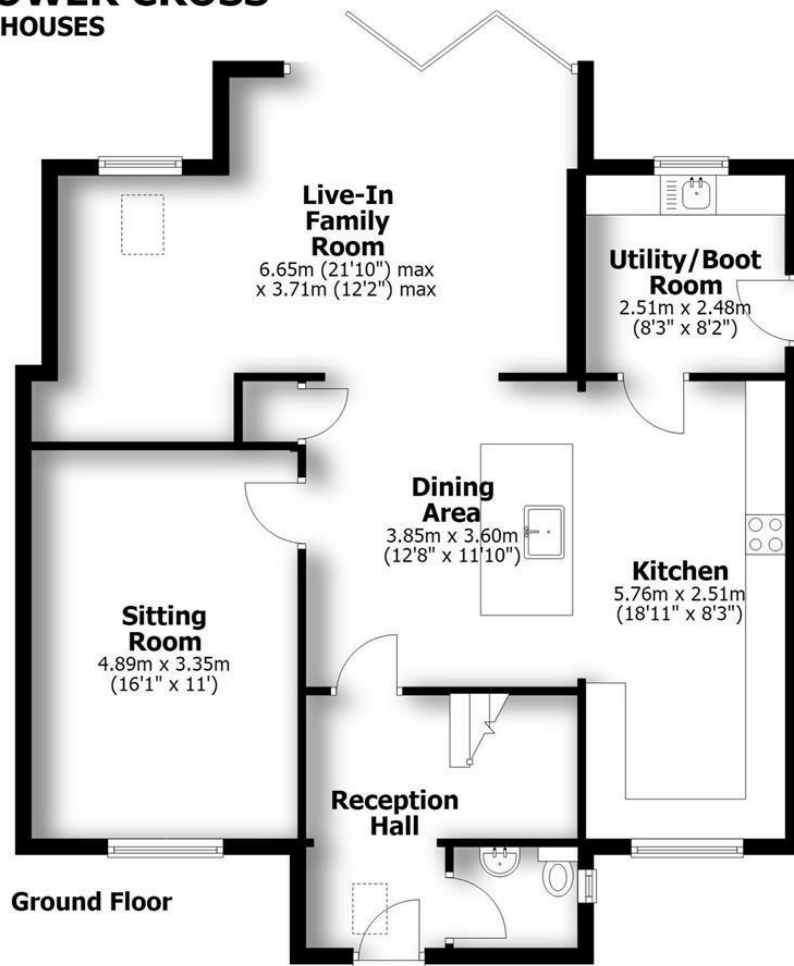
Offers Around
£375,000

EPC: D

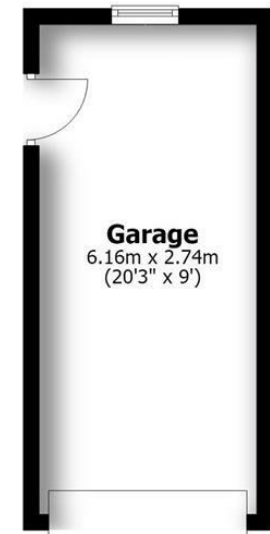
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



15 LOWER CROSS
CROSS HOUSES



First Floor



HOUSE: 127.8sq.m. 1,376.0sq.ft.
GARAGE: 16.9sq.m. 181.7sq.ft.
TOTAL: 144.7sq.m. 1,557.7sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

