



16 Brazier Way, Cross Houses, Shrewsbury, Shropshire,
SY5 6LR

www.hbshrop.co.uk



Offers In The Region Of £265,000

Viewing: strictly by appointment
through the agent



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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Occupying a generous size plot and a pleasing aspect, this is a modern, attractive, well proportioned three bedroom semi detached house. The property is situated in the heart of this sought after village location and within close proximity to the historic town centre of Shrewsbury and the local bypass linking up to the M54 motorway network and beyond. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen, first floor landing, three bedrooms, attractive bathroom, front and generous size rear enclosed gardens, good size driveway, double glazing, sophisticated electric central heating system (underfloor heating to ground floor). Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having vinyl tiled effect floor covering, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap and tiled splash surrounds, vinyl floor covering, wall mounted extractor fan.

Door from entrance hallway gives access to:

Lounge/diner

15'4 x 14'7

Having wall mounted heating control panel, under-stairs storage cupboard, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gades,.

Doors from entrance hallway gives access to:

Attractive kitchen

9'3 x 8'0

Having contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, UPC dogle glazed window to front, tiled effect flooring, integrated oven with four ring electric hob and stainless steel cooker canopy over, wall mounted digital heating control panel, space for upright fridge freezer, washing machine and dishwasher.

From entrance hallway stairs rise to:

First floor landing

Having over stairs storage cupboard housing electric boiler.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one

9'10 x 8'9

Having UPVC double glazed windows with pleasing aspect to front, radiator, built-in mirror fronted double wardrobe.

Bedroom two

12'1 x 8'2

Having UPVC double glazed window to rear, loft access.

Bedroom three

6'10 x 6'9

Having UPVC double glazed window to rear, radiator.

Modern bathroom

Having panel bath with mixer shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC with hidden cistern, part tiled to walls, wood effect flooring, UPVC double glazed window to front, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property there is lawn garden with paved pathway giving access to front door. To the side of this there is a further lawn garden area and generous size tarmacadam driveway. Gated access then leads to the property's good size:

Rear gardens

Having large paved patio area with low maintenance stone sections, brick retaining wall, paved steps then lead to a lawn garden and low maintenance decked area. The rear gardens are enclosed by fencing and brick walling.

AGENTS NOTE

There is a maintenance charge for the up keep of the development and the vendor informs us that this is currently £168 per annum.

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 C

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

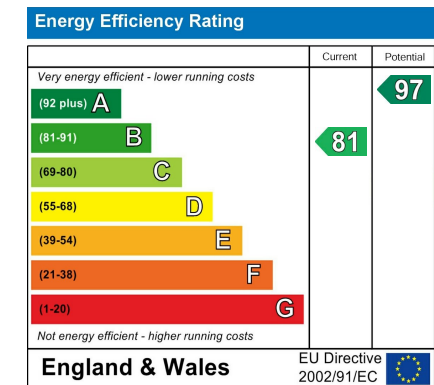
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

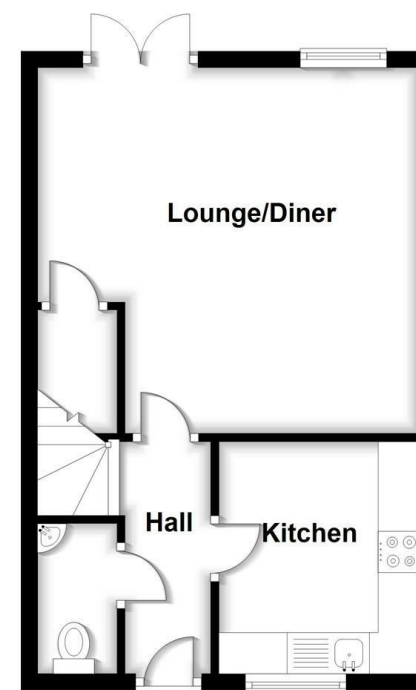
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

