



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Bell View, Cross Houses, Shrewsbury, SY5 6JQ**

**£475,000 Region**

To view this property please call us on **01743 236 800** Ref: C7264/GM/KQ

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# An immaculate and beautifully presented, modern, four bedroom detached house.

This immaculate and beautifully presented, modern, four bedroom detached house provides well planned and well proportioned accommodation throughout with rooms presented to an exacting standard throughout. The accommodation includes; entrance hall, cloakroom/wc, study, lounge, large open-plan kitchen/dining room, utility room, master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Detached double garage and parking. Neatly kept and attractive front, side and rear gardens. The property benefits from LPG gas fired central heating and double glazing and a security alarm.

The property is pleasantly situated and is one of only 6 properties on this small and select gated development, situated within the sought after village east of Shrewsbury. Within the village is a public house, village shop/petrol station/post office, village Church, village hall and a frequent bus service to the nearby town centre. Cross Houses is well placed for easy access to Shrewsbury, Telford, Much Wenlock and Birmingham.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door  
Wood effect flooring  
Understairs store cupboard  
Wall mounted digital heating control panel

### CLOAKROOM

Modern white suite comprising;  
Wash hand basin with cupboard beneath, wc  
Tiled floor

### STUDY

7'5" x 6'4" (2.27m x 1.92m)  
Wood effect flooring  
Window to the front

### LOUNGE

18'6" x 13'3" (5.64m x 4.04m)  
Wood effect flooring  
Two windows to the front  
Ceiling spotlights  
Electric wood burning effect stove with beam over and tiled hearth  
Double doors to:

### KITCHEN / DINING ROOM

12'6" x 27'6" (3.80m x 8.37m)  
A particularly spacious room with the kitchen area comprising of a range of attractive wall and base units with cupboards and drawers with granite worktops over  
Range of integrated appliances including a fridge and freezer  
Range style cooker and dishwasher  
Tiled floor  
Double glazed windows to the rear overlooking the garden  
Bi-folding doors leading to the rear garden

### UTILITY

7'1" x 6'4" (2.16m x 1.92m)  
Fitted wall and base units with granite worktops over  
Space for white goods  
Wall mounted LPG gas fired central heating boiler  
Tiled floor  
Door to side

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING with loft access and fitted store cupboard

### MASTER BEDROOM

13'3" x 13'3" (4.03m x 4.04m)  
Built in double wardrobe  
Further built in single wardrobe.  
Window to the front

### EN SUITE SHOWER ROOM

A stylish and modern en suite with a tiled double shower cubicle

Wash hand basin set to a vanity unit with cupboard beneath, wc  
Wall mounted heated towel rail  
Tiled floor and walls  
Recessed spotlights

### BEDROOM 2

12'1" x 10'5" (3.68m x 3.17m)  
Built in double wardrobe  
Windows to the front and side

### BEDROOM 3

8'5" x 10'5" (2.56m x 3.17m)  
Built in double wardrobe  
Window to the rear overlooking the garden

### BEDROOM 4

12'6" x 9'11" (3.80m x 3.02m)  
Built in double wardrobe  
Window to the rear overlooking the garden

### BATHROOM

An attractive modern suite comprising;  
Panelled bath with shower over and shower screen  
Wash hand basin set to vanity unit, wc  
Tiled floor and part tiled walls  
Recessed spotlights  
Wall mounted heated towel rail

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

Twin electrically operated up and over doors, power and lighting.  
Door to the side

The property is approached over a brick paved driveway with an attractive front garden with shrubs and flowers.

The gardens are a particular feature of this property and provide a high degree of privacy and are attractively laid out with lawn with a generous Indian sandstone paved terrace and further patio area. Well stocked floral and shrub borders. Garden shed with lights and power. Timber Pergola. Outside lighting. Fully enclosed by wooden fencing.

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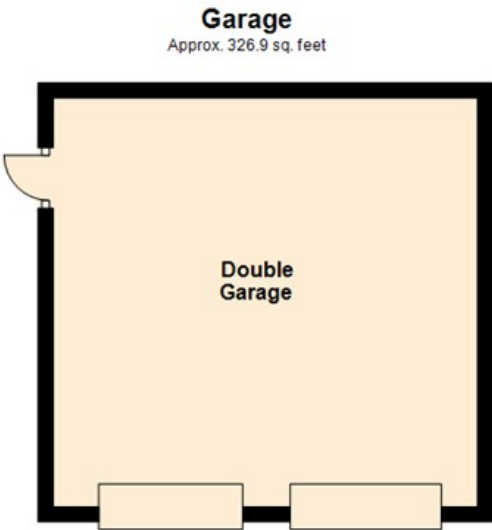








FLOOR PLANS ...



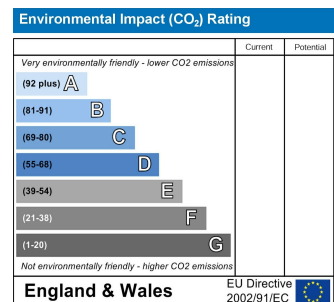
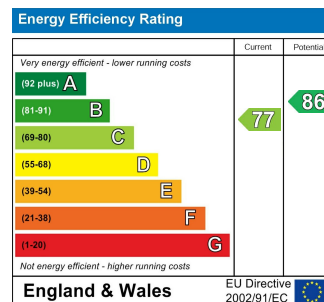
Total area: approx. 1916.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Much Wenlock Road) and on entering the village of Cross Houses, proceed over the mini-island and past the bus stop on the right hand side, after a short distance, the bell pub is seen on the right hand side, turn immediately to the side of the pub and continue around to the rear, where the property will be found.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. LPG gas heating.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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