



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Flat 24, Haycock House, The Chestnuts, Cross
Houses, Shrewsbury, SY5 6JG**

**£139,995 Offers
In The Region Of**

To view this property please call us on **01743 236 800** Ref: C7598/WM/KQ

A spacious, well maintained, two bedroom apartment.

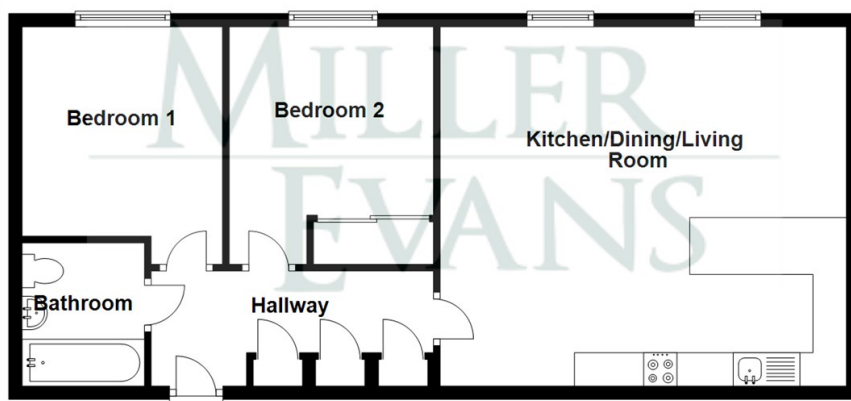
This spacious two bedroom second floor apartment provides well planned accommodation briefly comprising; entrance hall, open-plan living room/kitchen/dining room, two bedrooms and bathroom. Allocated parking space. The property benefits from electric central heating.

The property occupies a pleasant position in a semi-rural setting, situated in the centre of the village of Cross Houses approx. 5 miles south of Shrewsbury and conveniently placed for access to Shrewsbury, Telford, Bridgnorth and the M54 motorway. Local amenities are available in the village nearby.



FLOOR PLANS

Second Floor
Approx. 716.4 sq. feet



Total area: approx. 716.4 sq. feet

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

INSIDE THE PROPERTY

HALLWAY

Three store cupboards
Loft access

KITCHEN / DINING ROOM / LIVING ROOM

17'8" x 20'0" (5.39m x 6.09m)

Kitchen area fitted with a range of matching modern units with
worktop over and breakfast bar
Integrated oven, 4 ring electric hob with splash back and
extractor hood
Two windows

BEDROOM 1

11'8" x 9'11" (3.56m x 3.01m)

BEDROOM 2

11'8" x 10'0" (3.56m x 3.06m)

Built in wardrobes with mirror fronted doors

BATHROOM

Panelled bath with shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property has the benefit of a parking space in adjacent
parking area and use of the communal grounds. There is
also secure bicycle storage and a bin store.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Bridgnorth/Much Wenlock Road) and proceed into the village of Cross Houses, over the mini roundabout, then turn left into The Chestnuts. Haycock House will be seen on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage are connected

TENURE

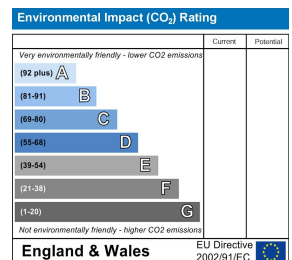
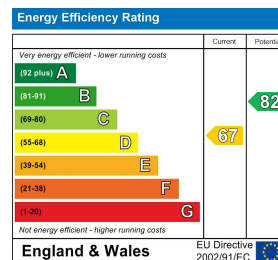
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones