



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Brazier Way, Cross Houses, Shrewsbury, SY5 6LR

**Offers In The Region
Of £229,995**

To view this property please call us on **01743 236 800** Ref: C7720/WM/KQ

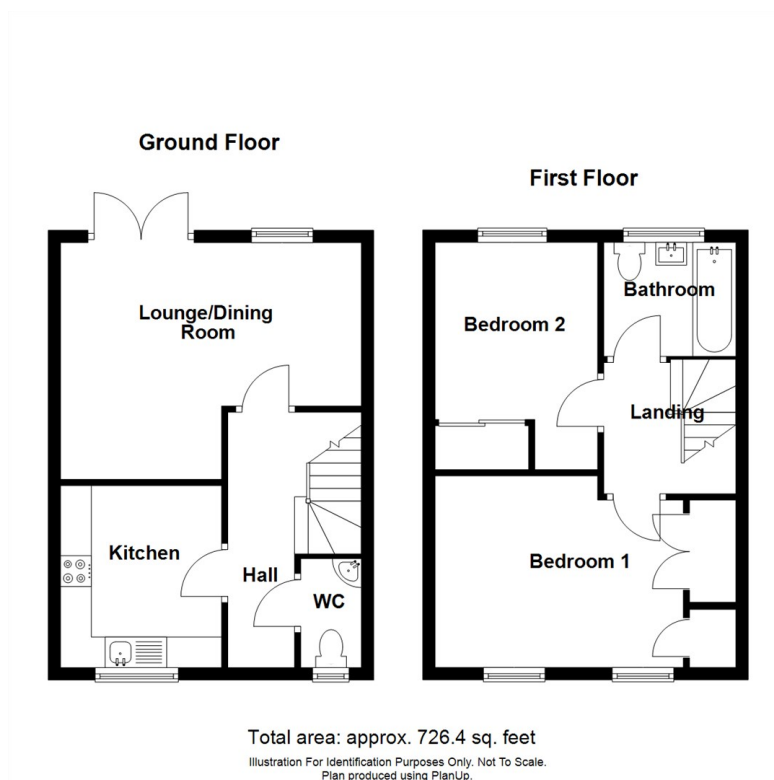
A well presented, two bedroom, semi-detached house.

This well presented, modern, two bedroom semi-detached house offered to sale with NO UPWARDS CHAIN provides well planned accommodation briefly comprising; entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms and bathroom. Parking. Good sized rear garden. The property benefits from double glazing and electric heating.

The property occupies a pleasant cul-de-sac position in a semi-rural setting, situated approximately 5 miles south of Shrewsbury and is surrounded by beautiful countryside. Cross Houses is well placed approximately 4 miles from Shrewsbury and close to main road networks.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Door to:

CLOAKROOM

Wash hand basin, wc

KITCHEN

9'9" x 8'7" (2.96m x 2.62m)

Fitted with a range of matching wall and base units

Window to the front

LOUNGE / DINING ROOM

12'8" x 16'1" (3.85m x 4.89m)

French doors to rear garden

Window to the rear

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

10'2" x 16'1" (3.11m x 4.89m)

Built in store cupboards

Window

BEDROOM 2

12'1" x 8'8" (3.69m x 2.64m)

Window to the rear

BATHROOM

Panelled bath

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

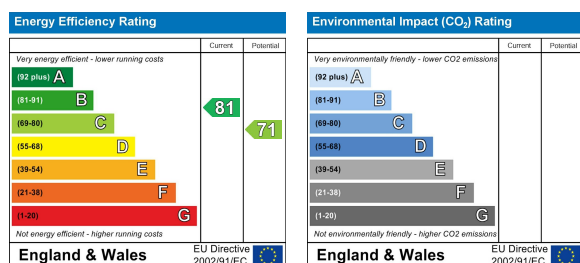
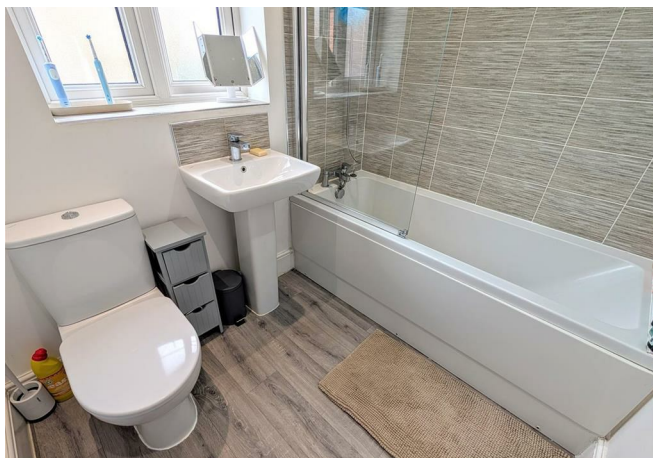
The property is approached over tarmacadam driveway providing parking, flanked by lawn with pathway to the reception area.

Enclosed REAR GARDEN with paved patio with steps rising to a lawned area, the whole enclosed by wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Much Wenlock Road). Proceed into Cross Houses and at the roundabout take the 3rd exit onto brazier way – turn right, then right again, and the property will be found after a short distance on the left hand side.



SERVICES

We understand that mains water, electricity, drainage are connected.

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

Council Tax Band: C

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