



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

3 bedroom semi-detached house — £325,000 Freehold

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

£325,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

This extensively improved and very stylish semi-detached home is well situated in a quiet and private setting on the fringe of the village, under a 10-minute drive from Shrewsbury. The property also has a wonderful south-west facing garden with a superb home office and adjoining covered outdoor bar/entertaining space.

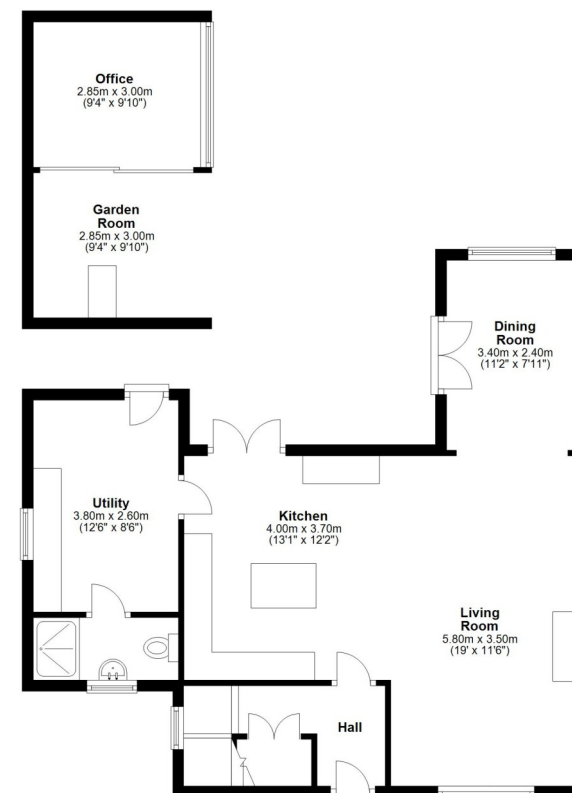
KEY FEATURES

- Entrance porch to hall with built-in storage and door to kitchen area.
- Impressive open plan living space with wood flooring running through the living and dining areas, and kitchen. There is also custom-made media/display wall, along with a feature fireplace and wood burner. From the dining room there are also glazed double doors connecting to the rear sun terrace and garden.
- The well fitted kitchen has an island unit as well as integrated appliances and further glazed double doors to rear. There is also a large adjoining utility room with separate shower room.
- From the hall, the staircase leads to the landing where there are 3 bedrooms and a superb re-fitted bathroom with separate walk-in shower. The third bedroom is currently a dressing room with custom made fitted wardrobes to one wall.
- Oil fired central heating and replacement double glazed windows.
- Gated access to a sizable, gravelled driveway which provides parking for about four cars, from where there is double gated access to an enclosed paved area to the side of the property.
- The south-west facing rear garden is a particular feature of the property, having been recently landscaped to provide paved sun terracing with area of lawn and established raised beds.
- Within the rear garden there is a timber cladded outbuilding with power and lighting. It is divided into a covered outdoor bar and seating area, with a fantastic home office/ garden room that's glazed to two sides.
- Great location within walking distance of open countryside, village amenities, and just a 5-minute drive from the bypass and edge of Shrewsbury .

Coopergreenpooks.co.uk

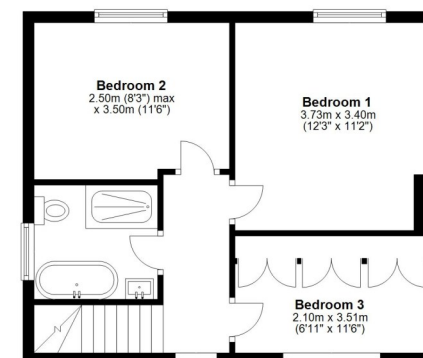
Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)









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

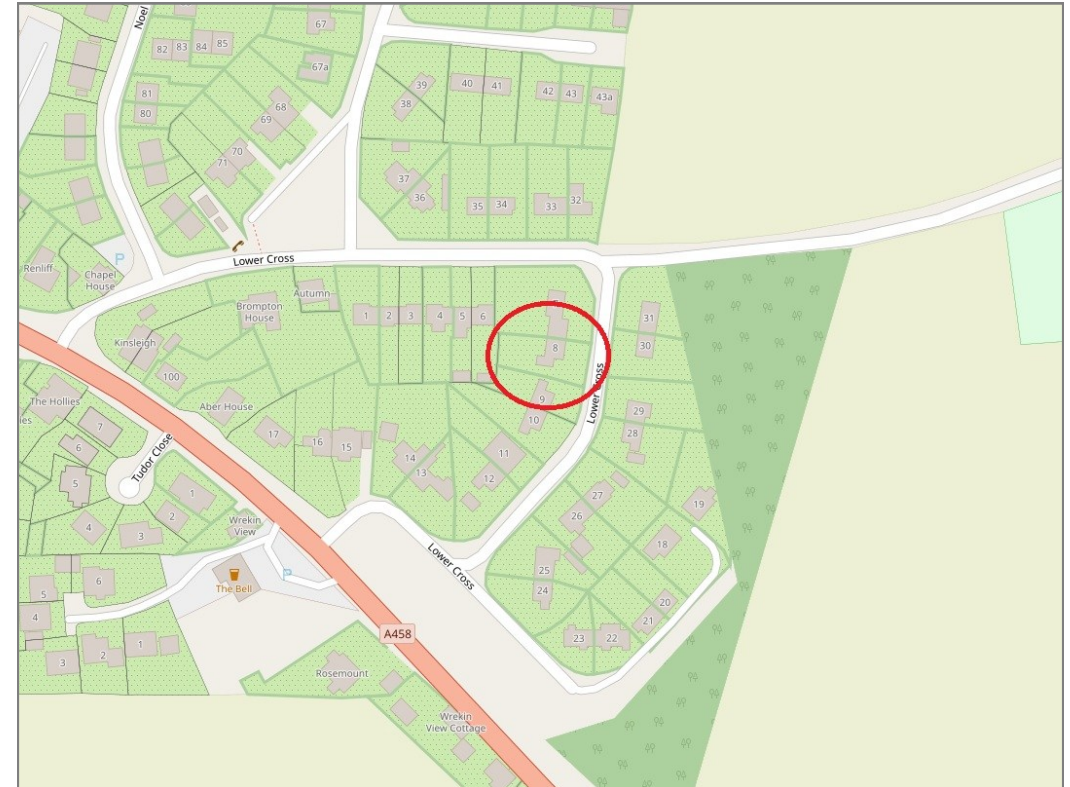
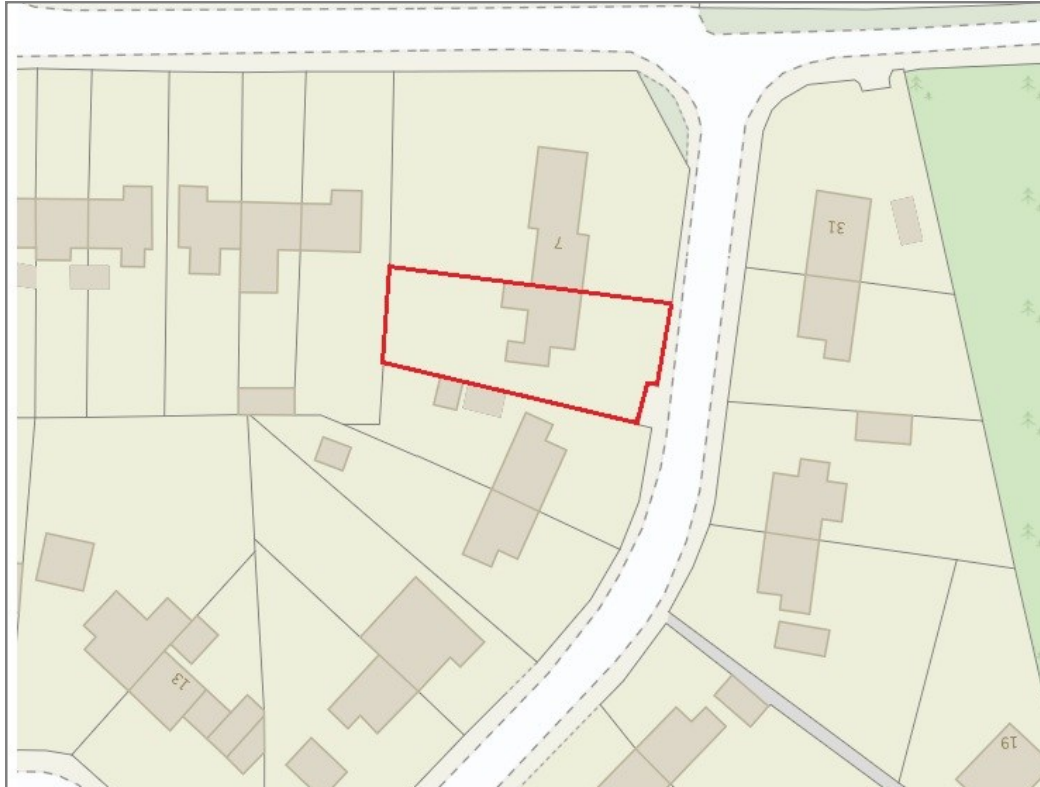
£325,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	Mains electricity, water and drainage are connected. Oil fired central heating

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Coopergreenpooks.co.uk

£325,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.