



SAMUEL WOOD

2 Cross Hill Cottages, Ellesmere Road, Shrewsbury, Shropshire, SY1 3PB

Asking Price £179,000



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2 Cross Hill Cottages is a promising two/three bedroom semi-detached property that presents a fantastic opportunity for prospective buyers. Situated in a convenient location, this property offers easy access to various amenities, the bustling Shrewsbury town centre, and excellent communication links. With the absence of an upward chain, the buying process is made smoother and more straightforward. Viewing is highly recommended.

- Charming Semi-Detached Cottage
- Two / Three Bedrooms (one ground floor)
- Dining Kitchen
- Spacious Living Room
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- Gardens to the Rear
- Driveway Parking
- Cash offers only - ask agent for details
- EPC Rating D

The cottage is entered via a side entrance hall which gives access to the first floor, front facing living room and the spacious dining kitchen. Beyond the kitchen is a rear lobby giving access to the ground floor bathroom and a further reception room/bedroom. Upstairs hosts the two first floor bedrooms.

Outside, the property benefits from off road parking and a garden to the rear which is adjacent to open fields. The garden is enclosed by wooden fencing, is mainly laid to lawn with a small patio adjacent to the rear lobby entrance.

Whether you're a small family, a couple, or looking for an investment property, this home offers versatility to suit various needs. With an advantageous position ensuring residents have convenient access to a range of amenities - whether it's shopping, dining, entertainment, or everyday necessities, everything is within easy reach.

Services at the property

We understand that the property has mains gas, mains electricity, mains water and private drainage (shared with the neighbouring property).

Broadband Speed: Basic 5 Mbps & 75 Superfast Mbps

Flood Risk: Very Low.

Local Authority

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

Council Tax Band: B

Tenure

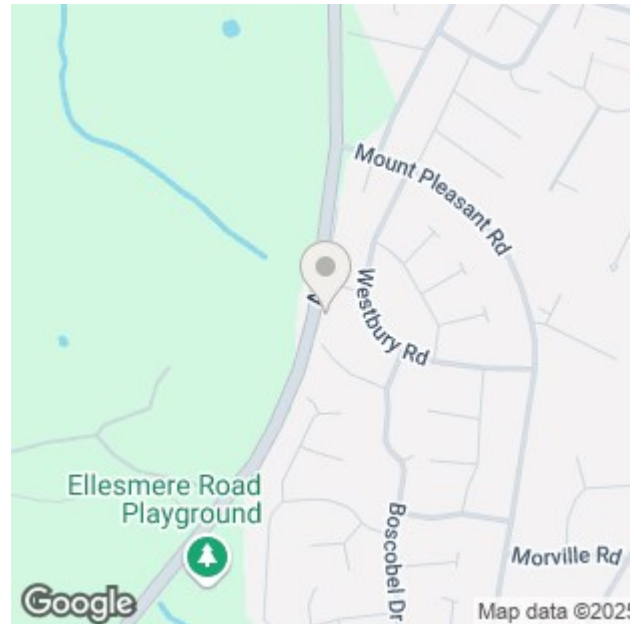
We understand the tenure is Freehold.

Mortgage Services

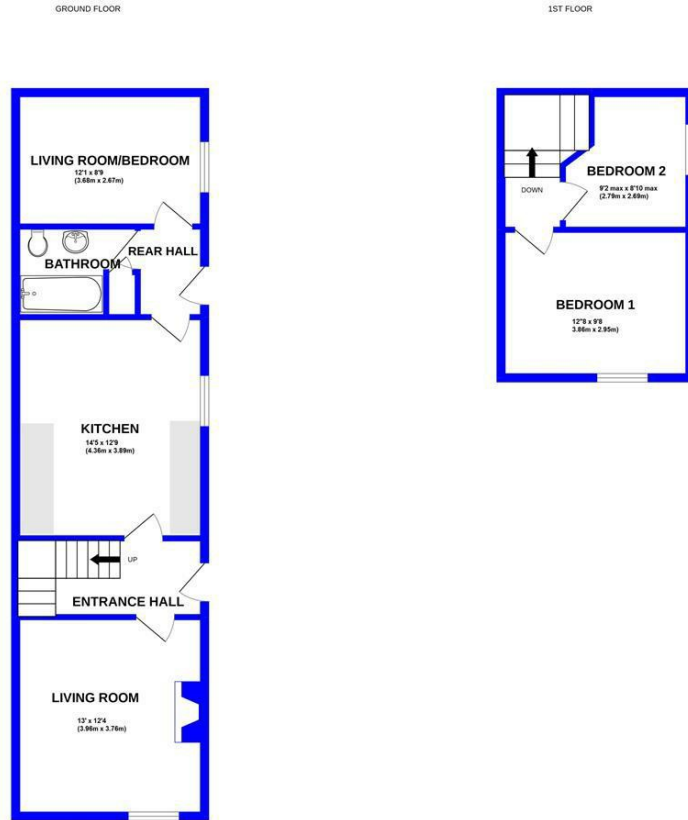
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Draft

These details are awaiting final approval and may be subject to some changes.



Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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