



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Tudor Close, Cross Houses, Shrewsbury SY5 6LG**

**£285,000 Region**

To view this property please call us on **01743 236 800** Ref: C7149/GM/MU

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# An extremely well presented, much improved and spacious, 3 bedroomed detached bungalow.

This extremely well presented and much improved, spacious, 3 bedroomed detached bungalow offers high quality accommodation with rooms of pleasing dimensions throughout. The accommodation briefly comprises : entrance hall, lounge, kitchen, study, 3 good sized bedrooms (one currently used as a dining room), bathroom and garage/store room. There is also partly boarded roof space. The property benefits from oil-fired central heating and UPVC double glazing. Private driveway with ample parking and attractive, low maintenance gardens.

The property is pleasantly situated on this popular village location and is within walking distance of a range of amenities including a village shop/post office, petrol station, public house and a frequent bus service. Cross Houses is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Access via loft ladder to the partly boarded roof space.

### LOUNGE

17'1" x 13'5" (5.20m x 4.09m)

Attractive fireplace

Large window to the front and side overlooking the garden.

### KITCHEN

9'6" x 12'2" (2.90m x 3.70m)

Fully fitted modern kitchen with a range of matching wall and base units with integrated appliances, worktops over and tiled splash

Tiled floor

Door to STORE CUPBOARD housing the oil-fired central heating boiler.

### STUDY

8'2" x 10'2" (2.48m x 3.11m)

Wood flooring

Window to the side

Door leading to :

### GARAGE/STORE ROOM

With double doors opening to the front.

### PORCH

Door leading to rear garden.

### BEDROOM 1

12'10" x 9'6" (3.92m x 2.90m)

Range of fitted bedroom furniture including wardrobes, chest of drawers and bedside tables

Window to the side.

### BEDROOM 2

8'6" x 13'1" (2.58m x 3.98m)

Window to the side overlooking the garden.

### BEDROOM 3/DINING ROOM

8'6" x 11'11" (2.58m x 3.63m)

Window to the side overlooking the garden.

## BATHROOM

Fitted with a modern white suite comprising large shower cubicle

Panelled bath

Pedestal wash hand basin

Low flush wc

Window to the side.

## OUTSIDE THE PROPERTY

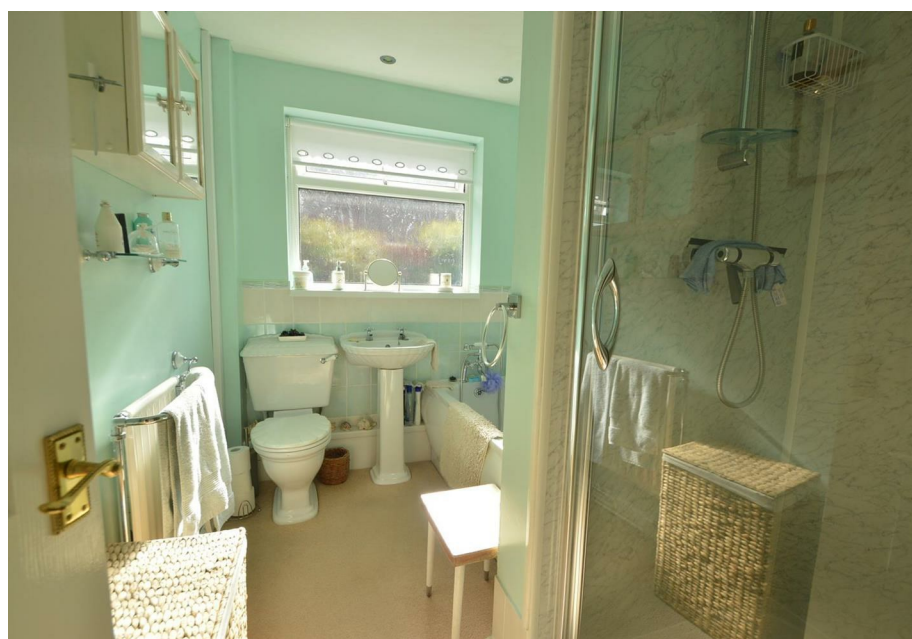
TO THE FRONT the property is approached over a spacious driveway which provides parking for a number of vehicles.

The GARDENS extend on one side of the property around to the rear and are particularly attractive and neatly kept, the front being mainly laid to lawn with attractive floral shrub borders. Wooden pedestrian gates either side of the property provide access around to the rear where the garden is fully paved and gravelled for ease of maintenance with attractive shrub borders, attractive seating areas and 2 summer houses. The whole is enclosed on all sides by closely boarded wooden fencing.

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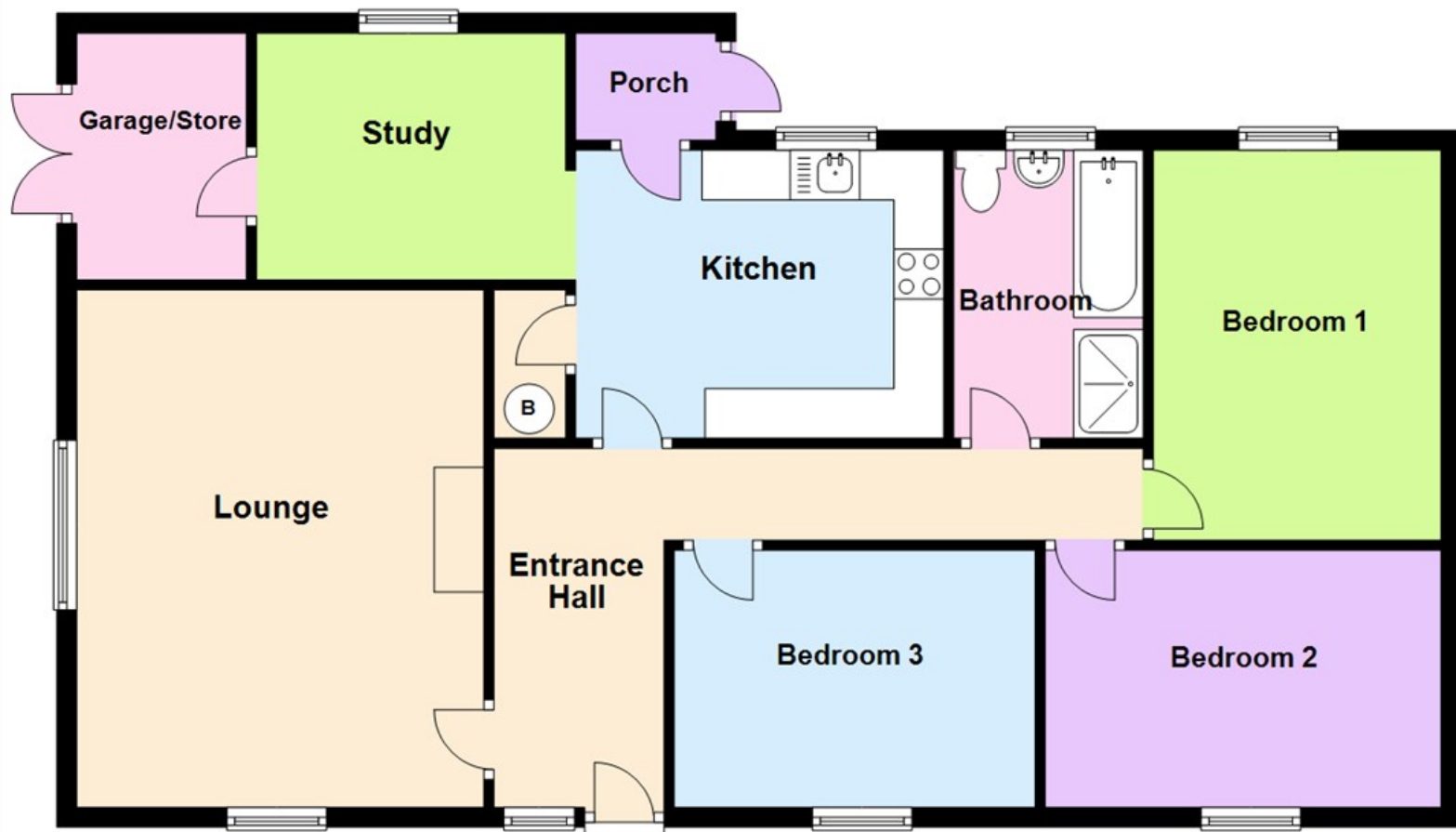




## FLOOR PLANS ...

### Ground Floor

Approx. 1056.7 sq. feet



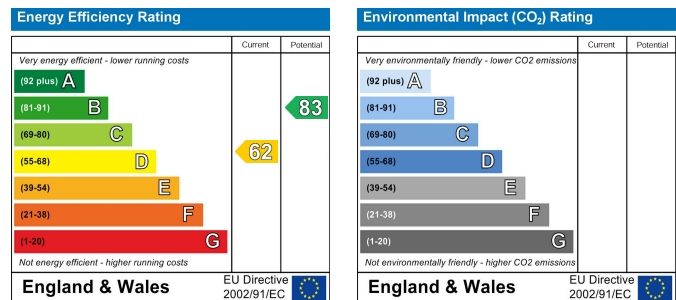
Total area: approx. 1056.7 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the A458 and into the village of Cross Houses. Proceed past the petrol station/village shop and take the second turning on the right into Tudor Close where the property will be the first on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil-fired central 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:



Head Office:

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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

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