

50 Severn Way, Cressage, Shrewsbury, Shropshire, SY5
6DS

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £385,000

Viewing: strictly by appointment
through the agent

Occupying an appealing position within the popular village of Cressage, this deceptively spacious four bedroom detached property offers generously proportioned and versatile accommodation, together with a fantastic panoramic aspect from the top of the rear garden towards local farmland, countryside, The Wrekin and beyond. Cressage is a well established and popular village situated approximately mid-way between Shrewsbury and Much Wenlock. The village provides a useful range of everyday amenities including a village shop, primary school, pre-school, village hall and a regular bus services linking with Shrewsbury, Much Wenlock and Bridgnorth. the county town of Shrewsbury provides an extensive range of shopping and leisure facilities, restaurants, bars, cafes, schools, professional services and recreational opportunities. Commuters will be pleased to know that the property is well placed for road links, with the A458 providing convenient access towards Shrewsbury and Much Wenlock, whilst the wider road network gives access towards Bridgnorth, Telford and beyond. Early viewing comes highly recommended by the selling agent.



The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, dining room, refitted kitchen/breakfast room, large utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, refitted family bathroom, front and generous size rear enclosed gardens, a beautiful aspect from the top of the rear garden towards neighbouring properties, local farmland, countryside, The Wrekin and beyond, driveway, garage, UPVC double glazing, oil fired central heating, popular village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed double doors gives access to:

Entrance porch

Having UPVC double glazed windows.

Wooden framed glazed door with glazed windows to side gives access to:

Wooden framed glazed door from hallway gives access to:

Entance hallway

Having tiled floor, radiator, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, tiled floor, wall mounted extractor fan, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Lounge

17'0 max into bay x 11'1

Having walk-in UPVC double glazed bay window to front, engineered wooden flooring, feature wood burning stove set to a brick style hearth with timber mantle, radiator, coving to ceiling, recessed spotlights.

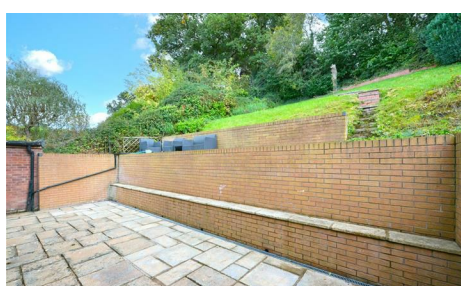
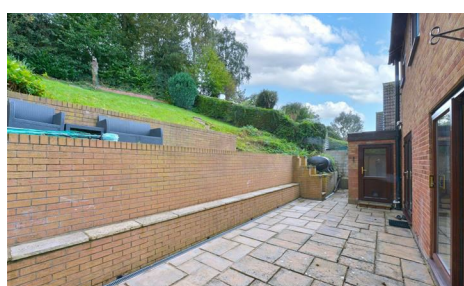
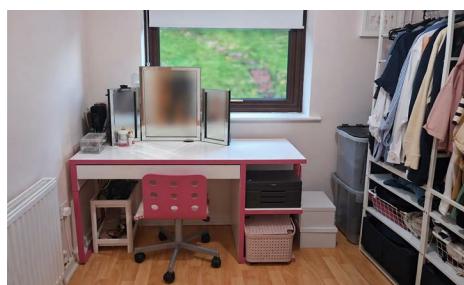
Arch from bay fronted lounge gives access to:

Dining room

11'0" x 8'7"

Having UPVC double glazed sliding patio door to landscaped rear gardens, coving and recessed spotlighting to ceiling, radiator. engineered wooden flooring

Door from dining room gives access to:



Refitted kitchen/breakfast room

17'9" max x 9'10"

Having replaced modern eye level and base units with built-in cupboards and drawers, double oven with four ring electric hob and stainless steel cooker canopy over, integrated dishwasher, fitted wooden style worktops with inset sink with mixer tap over, recessed spotlights to ceiling, understairs storage cupboard, radiator, tiled floor, UPVC double glazed French doors giving access to rear gardens.

Wooden framed glazed doors from kitchen/breakfast room gives access to:

Utility room

17'3" x 8'3" max reducing down to 5'8" min

Having eye level storage, sink drainer unit with mixer tap over, space for appliances, tiled effect flooring, wall mounted extractor fan, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, floor mounted oil fired central heating boiler.

From entrance hallway stairs rise to:

First floor landing

Having loft access, recessed spotlights to ceiling, airing cupboard.

Doors from first floor landing then give access to: Four bedrooms and refitted bathroom.

Bedroom one

11'4" x 10'7"

Having UPVC double glazed window with fantastic views towards local farmland, countryside and The Wrekin, exposed pine wood effect flooring, radiator, coving and fitted ceiling, built-in double wardrobe. Door to:

En-suite shower room

Having tiled shower cubicle and drench shower screen with hand-held shower attachment of taps, low flush WC, wash hand basin with mixer tap over and storage cupboard below, radiator, tiled effect flooring, UVC double glazed window to front, recessed spotlights to ceiling.

Bedroom two

10'4" x 8'6"

Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom three

8'3" x 6'9"

Having UPVC double glazed window to side, built-in store cupboard, radiator.

Bedroom four

7'2" x 6'9"

Having UPVC double glazed window to rear, radiator, wood effect laminate flooring.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with drench shower over plus hand-held shower attachment off, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, vinyl floor covering, radiator, fully tiled to walls, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawn garden with small shrub area with mature hedging to two sides. To the side of this there is a part brick edged tarmacadam driveway which gives access to:

Garage

13'2" x 9'0"

Having up and over door. Gated side access to both sides of the property then leads to the property's:

Large tiered rear gardens

Which comprise: Generous paved patio, outside lighting points, paved steps then lead to a further paved sun terrace, tiered lawn gardens with centralised brick and paved pathway leading to a paved sun terrace. From the top of the garden there is stunning panoramic views towards neighbouring properties, local farmland, countryside, The Wrekin and beyond.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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