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## Maple House, Holcroft Way, Cross Houses

This stunning four bedroom detached family home, offers beautifully presented accommodation throughout. Situated on a corner plot, this home offers a perfect blend of modern living and countryside charm, nestled in the sought-after village of Cross Houses, near to the historic town of Shrewsbury.

Offers Over  
**£405,000**

# Maple House, Holcroft Way, Cross Houses, SY5 6LQ

## Overview

- Modern Detached House
- Four Bedrooms, Master Ensuite
- Hall, WC
- Kitchen Diner, Living Room
- Utility, WC
- Family Bathroom
- Single Garage
- Driveway, Front & Rear Garden
- Double Glazed Windows
- Air Source Heat Pump
- EPC B, Council Tax E



## Location

Situated in the Village of Cross Houses being served by a Village pub, shop, post office, village hall and children's playground. It is also within the parish of the picturesque and historic Church of All Saints, Berrington and only a short taxi or bus ride from the shops, bars and restaurants of the country town of Shrewsbury (5 miles). Cross Houses is located approximately 1 mile to the west of Atcham, where there is the popular Myton & Mermaid Public House and the Attingham Estate. Cross Houses is easily accessible via the A458 to Bridgnorth and Shrewsbury or the B5061 (the old A5) and M54 to Telford and the West Midlands.

## Brief Description

The property features an entrance hall leading to the living room with a glazed door that opens into a well-appointed kitchen/dining room. The kitchen comprises a range of units, with and integrated fridge/freezer, dishwasher, and an electric double oven and hob. French doors open to the rear garden. The utility room provides space and plumbing for a washing machine, along with a guest cloakroom and additional access to the rear garden. The ground floor benefits from underfloor heating.





The stairs from the hall ascend to the first floor landing. The master bedroom includes an ensuite shower room and built-in wardrobes. Two additional bedrooms also feature built-in wardrobes, while a well-appointed family bathroom with a shower over the bath serves the remaining bedrooms.

Externally the property is approached via a tarmac driveway that fronts the single integral garage, bordered by grass verges. The rear garden is mainly laid to lawn with a spacious paved patio.

The property benefits from double glazed windows and the central heating is by the way of an air source heat pump.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. There is an annual service charge payable to Greenbelt Group and the amount is currently £245.68 per annum.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band E

#### SERVICES

We are advised that mains water, electricity and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

Travelling from Telford leave the M54 at junction 7 then left onto the A5, proceed to Atcham, over the bridge past the Mytton & Mermaid Hotel turn left and proceed for approximately 1 mile to Cross Houses, at the mini roundabout take the 2nd exit on to Brazier Way, Turning left on to Ridout Road, where the property can be found in front, on the corner of Holcroft Way.

#### METHOD OF SALE

For Sale by Private Treaty.

WE37796 090425

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.  
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All measurements quoted are approximate:

#### LOUNGE

13' 8" x 12' 5" (4.17m x 3.78m)

#### KITCHEN/DINER

20' 4" x 10' 4" (6.2m x 3.15m)

#### UTILITY ROOM

5' 10" x 6' 0" (1.78m x 1.83m)

#### WC

3' 11" x 5' 3" (1.19m x 1.6m)

#### BEDROOM ONE

12' 8" x 9' 7" (3.86m x 2.92m)

#### ENSUITE

6' 6" x 6' 7" (1.98m x 2.01m)

#### BEDROOM TWO

12' 5" x 9' 3" (3.78m x 2.82m)

#### BEDROOM THREE

11' 9" x 8' 7" (3.58m x 2.62m)

#### BEDROOM FOUR

9' 7" x 8' 2" (2.92m x 2.49m)

#### BATHROOM

6' 10" x 8' 1" (2.08m x 2.46m)

#### GARAGE

17' 6" x 9' 6" (5.33m x 2.9m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.