



Plot 22, The Blakemere, Berrington Meadows,  
Cross Houses SY5 6LQ

01743 236444

# FOR SALE

## Price £420,000



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s

An imposing and beautifully appointed new detached house incorporating a superb modern open plan living environment, generous lawned garden and garage on the fringe of a popular village within easy reach of Shrewsbury and commuter routes.

- **4 Beds, 3 Bath/Shower Rooms**
- **Open Plan Kitchen/Dining**
- **Air Source Heating System - Part Underfloor**
- **Ultra Fast Fibre Broadband With Optical Network**
- **Termination Unit**
- **NHBC 10 Years Building Warranty**

### DESCRIPTION

Imagine your dream family home? We bet its not too dissimilar to The Blakemere, with its generous proportions and all the living space you could want.

An impressive large four bedroom detached house with an open plan kitchen, dining and breakfast room with bi-fold doors to the spacious garden, making it the very heart of the home. The kitchen is complimented an excellent range of appliances, a separate utility room and cloak room. There's a useful study and sitting room featuring an inglenook fireplace, with wood burning stove included as standard. Upstairs are four double bedrooms, two with en-suites and a main bathroom. Additional feature include Karndean Flooring to the Kitchen/Dining/Utility, Bathroom and En-Suites. The home includes a double garage with electric door and security alarm system. Turn those dreams into a reality with The Blakemere. For specific plots please see site layout plan.

### WELCOME TO BERRINGTON MEADOWS

We are pleased to welcome you to our latest development, Berrington Meadows, comprising of 3 & 4 bedroom homes & 2 bedroom bungalows perfect for todays discerning homeowner. Located in the village of Cross Houses, Shrewsbury, Berrington Meadows is the key to a great new lifestyle for the whole family.

### EDUCATION

Shrewsbury has an excellent array of state and public schools from nursery places to further education. Whether its an Ofsted outstanding primary school, one of seven comprehensive schools in the town or a respected

private school, including Shrewsbury School and Shrewsbury High School for Girls, parents have a superb choice. Further education is also well provided for, with the well regarded Shrewsbury 6th Form College and Shrewsbury College of Arts and Technology. For more information contact Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND. Tel: 0345 678 9008 school -admissions@shropshire.gov.uk

### MEDICAL

There are a number of good GP practices, urgent care centres, hospital and dentists in the area, please see the NHS choices website for a full list.

### SHOPPING

You'll be spoilt for choice when it comes to shopping. For big brand names, there's Meole Brace, retail park just a few minutes-drive from the development and Shrewsbury has four shopping centres; Darwin, Pride Hill, Riverside, and the Parade. Shrewsbury is also renowned for its fantastic array of independent shops with streets like Wyle Cop, Milk Street and St Marys Street, a must for cafe's, individual homeware, clothing and footwear. Just 20 minutes down the road, Telford boasts fantastic shopping with many large brand names.

### HAVING FUN

Whether its date night or a day out with the kids, Shrewsbury and the surrounding area has it all. Have fun exploring Shrewsbury and its many historic buildings or discover the surrounding countryside with beautiful villages, stunning castles, great walks and plenty of events and activities.

Those who like sport will find great facilities on the doorstep like Meole Brace, Arscott and Shrewsbury golf clubs; the Quarry Swimming Pool, Grange Sports Centre and The Shrewsbury Club and Bannatyne Health Club.

For art and cinema there's an independent cinema, The Old Market Hall, in town, plus a Cineworld multiplex just to the south, along with the popular Theatre Severn and the Music Hall. No matter what your taste buds are craving, you'll find it in Shrewsbury and the surrounding area with dozens of great restaurants, cafe's and bars serving everything from gourmet sandwiches to global cuisine.

### TRAVEL

By Car: Cross Houses may have a rural feel but it is just a short distance from Shrewsbury and perfect for those commuting further afield.

Shrewsbury - 6 miles - 15 mins

Telford - 12.4 miles - 18 mins

Wrexham - 37 miles - 51 mins

Chester - 49 miles - 1 hour and 10 mins

By Train:

There are five main rail lines to/from Shrewsbury Station, offering you regular trains across the region. There are two direct trains a day to London in just 2½hrs, along with trains to Birmingham and Chester in under an hour. All the above are approximate. Miles/times alternative routes are available.

### HOW TO FIND US

Located close to the A5 and within easy access of Shropshires main towns, Birmingham, and North Wales. Cross Houses is a small, vibrant community, close to the beautiful market town of Shrewsbury with excellent transport links, schools and leisure facilities.

### ACCOMMODATION DIMENSIONS (APPROX)

Ground Floor:

Sitting Room - 3.31m x 5.97m (10'10 x 19'7)

Kitchen / Dining - 3.32m x 5.97m (10'11 x 19'7)

Breakfast Room - 3.25m x 2.85m (10'8 x 9'4)

Utility - 2.06 x 1.72m (6'9 x 5'8)

Study - 3.06m x 2.84m (10'1 x 9'4)

Cloaks - 2.06m x 1.02m (6'9 x 3'4)

Garage - 5.13 m x 5.53m (16'10 x 18'2)

First Floor:

Bedroom 1 - 3.36 m x 4.18m (11' x 13'9)

En-Suite - 3.38 x 2.30m (11'1 x 7'7)

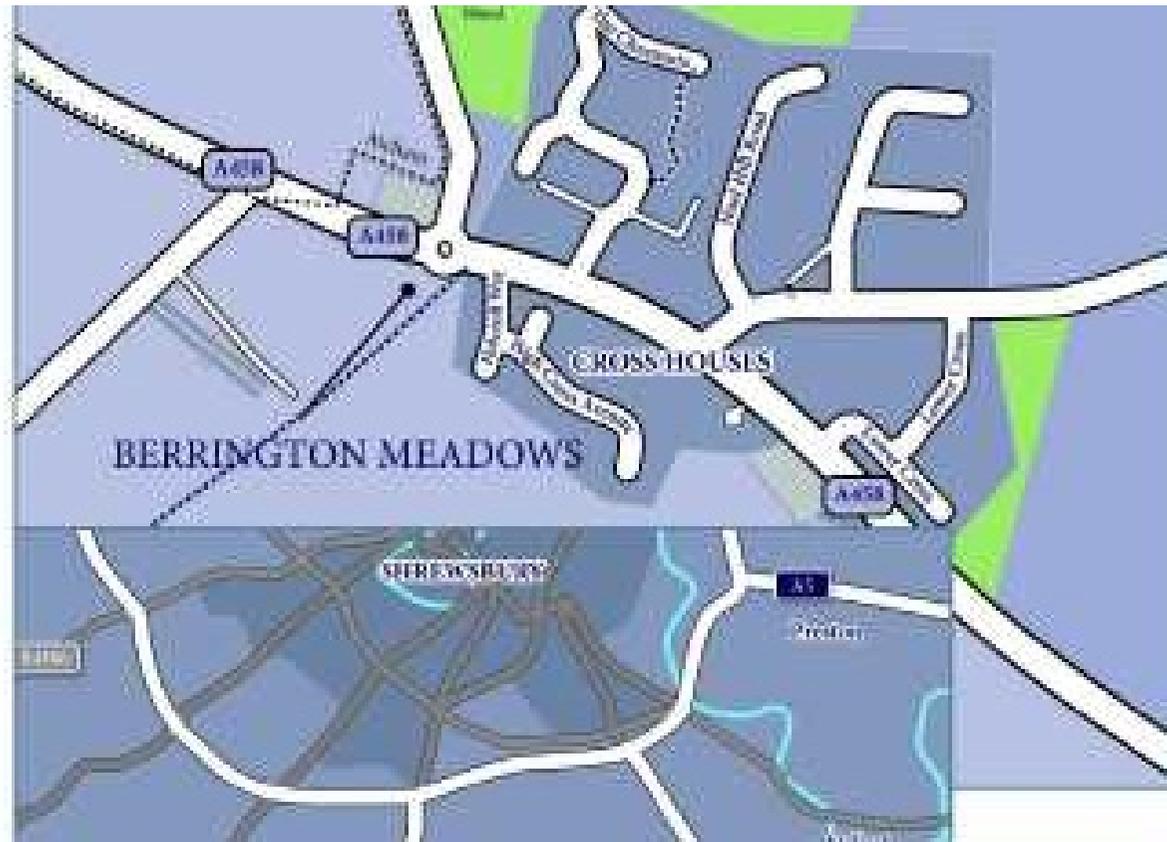
Bedroom 2 - 3.75m x 3.74m (12'4 x 12'3)

En-Suite - 1.60m x 2.88m (5'3 x 9'5)

Bedroom 3 - 3.09m x 3.89m (10'1 x 12'9)

Bedroom 4 - 3.39m x 2.90m (11'1 x 9'6)

Bathroom - 3.09m x 1.94 m (10'1 x 6'4)



**SPECIFICATION**

Available upon request from the agent.

**SERVICES**

Heating:

Mitsubishi Air Source Heat Pump, mains pressure hot water system with underfloor heating to the ground floor and thermostatic control valves to all radiators to first floor accommodation.

Internal:

All homes are provided with Ultra Fast Fibre broadband, with BT Optical Network Termination Unit (ONT) installed to allow the Internet Provider Router to attach to networked points around the house. Power Supply, TV Aerial & Cabled Internet Data Points are provided. (Speeds are dependant upon your chosen service provider)

**HELP TO BUY**

Help to Buy available on all properties under £600,000 - Subject to availability.

**FOR ENQUIRIES AND TO SECURE YOUR DREAM HOME:**

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

## Energy Performance Ratings

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls 1845

01743 236444

Shrewsbury office:

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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