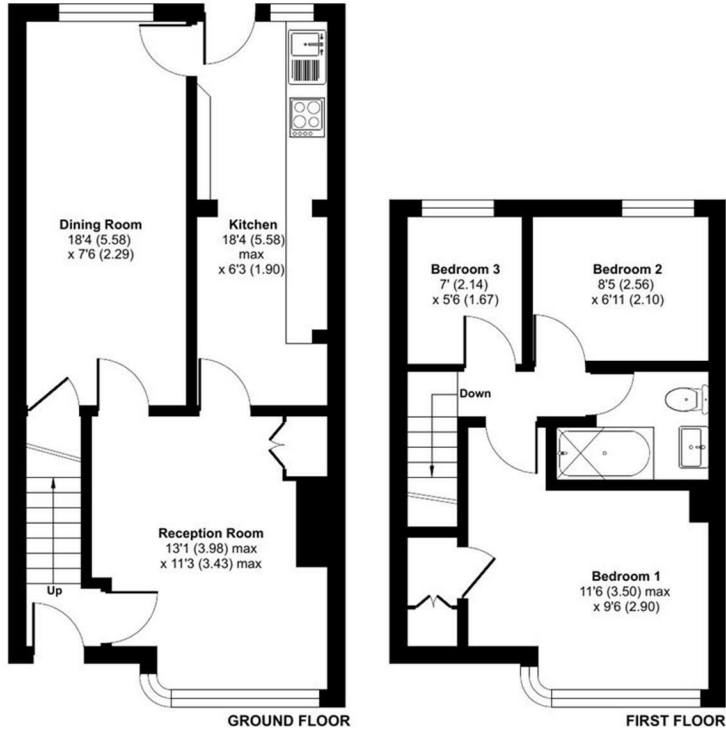


FOR SALE

41 Corndon Crescent, Shrewsbury, SY1 4LD



Approximate Area = 756 sq ft / 70.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1312733



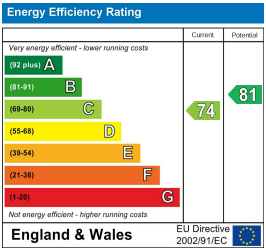
FOR SALE

Offers in the region of £190,000

41 Corndon Crescent, Shrewsbury, SY1 4LD

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 FCA. 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.

Energy Performance Rating



A recently improved well presented 3 bed terraced house providing well proportioned accommodation, large rear garden and driveway parking for 2 vehicles. NO ONWARD CHAIN



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Recently reburbished
- Generous Sized Garden
- Driveway Parking
- Close To Local Amenities
- Popular Town Location
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed along Castle Foregate and Spring Gardens and continue until reaching the Heathgates roundabout, Take the first exit and proceed along the Whitchurch Road passing Morrisons supermarket and through the traffic lights. After a short distance take the right turn onto Rosedale and follow the road along to a T-junction and take the right turning onto Corndon Crescent and the property will be identified on the right hand side identified by a Halls 'To Let' board.

SITUATION
The property is situated in the popular residential area on the eastern outskirts of town. A number of amenities are available locally including schools, shops, retail park and a selection of supermarkets whilst commuters have quick and easy access through to the A49 which links south to the A5 and M54 motorway and Telford. Shrewsbury town centre itself has a fashionable range of social and leisure amenities whilst also offering a rail service.

DESCRIPTION
41 Corndon Crescent is a recently improved mature terraced house situated to the North of the Town accessible to all local amenities. The property has recently been decorated throughout and offers 3 bedrooms, 2 Reception Rooms and a large rear garden with driveway parking for at least 2 vehicles.

ACCOMMODATION
A modern part glazed UPVC entrance door leads into:

ENTRANCE PORCH
With door to:

LIVING ROOM
13'1'0" x 11'1'0"
With coved ceiling, electric flame effect fire, storage cupboard and telephone point.

DINING ROOM
18'4'0" x 7'6'0"
With coved ceiling, built in understair storage cupboard.

KITCHEN
18'4'0" x 6'2'0"
With wood effect laminate flooring and providing a modern range of eye and base level units comprising of cupboards and drawers with work surface over and incorporating an electric oven and grill with 4 ring hob unit over with fitted filter hood. Space and plumbing for washing machine, space for fridge freezer. Part tiled walls. Off the kitchen is a stable door giving access to the rear garden.

FROM THE ENTRANCE HALL
A carpeted staircase rises to

FIRST FLOOR LANDING
With access to loft space and doors off and to

BEDROOM 1
11'5'0" x 9'6'0"
With built in wardrobes housing combi boiler.

BEDROOM 2
8'6'0" x 6'10'0"

BEDROOM 3
7'2'0" x 5'6'0"
With telephone point

BATHROOM
Recently re-fitted white suite comprising, small bath with mains fed shower over, low level WC, pedestal wash hand basin and vinyl flooring.

OUTSIDE
The property is approached over a gravelled driveway providing parking for 2 vehicles.

THE GARDENS
The garden is located to the rear of the property and is especially generous in size, providing a sun terrace, spacious flowing lawn and low maintenance borders.

GENERAL REMARKS

AGENTS NOTE
In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the Vendor is an employee of Halls.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.