

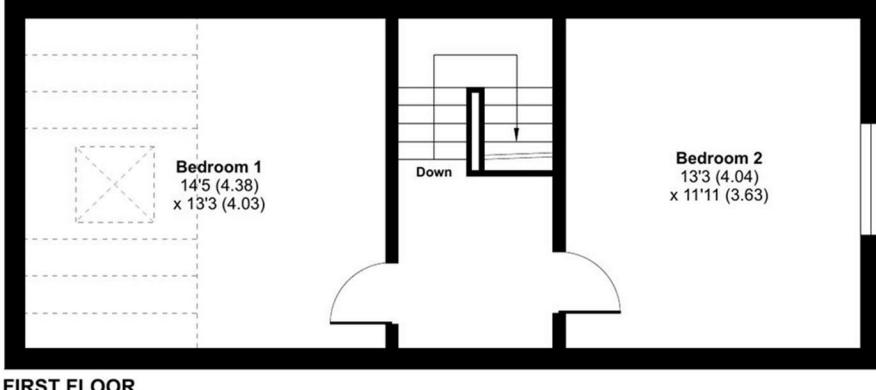
FOR SALE

44 The Crescent, Montford Bridge, Shrewsbury, SY4 1EA

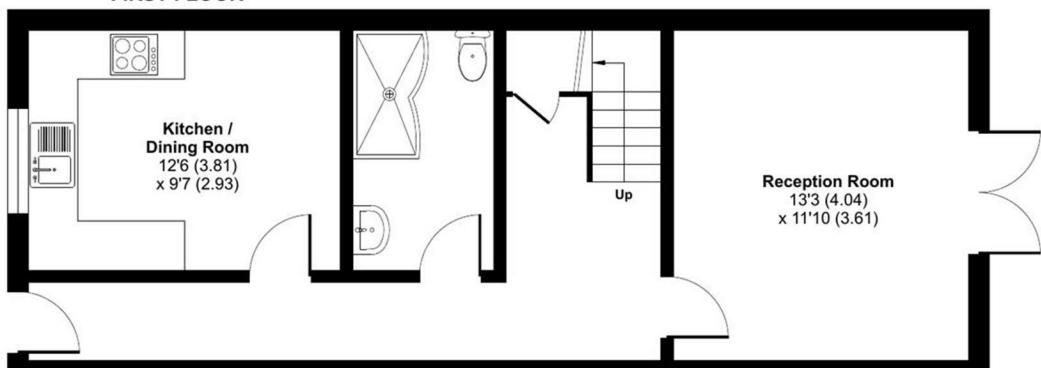
Halls<sup>1845</sup>



Approximate Area = 849 sq ft / 78.8 sq m  
Limited Use Area(s) = 91 sq ft / 8.4 sq m  
Total = 940 sq ft / 87.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

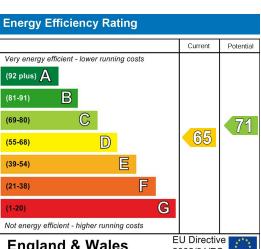
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1316989

Halls<sup>1845</sup>

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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



Halls<sup>1845</sup>

01743 236444

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

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FOR SALE

Offers in the region of £175,000

44 The Crescent, Montford Bridge, Shrewsbury, SY4 1EA

44 The Crescent is beautifully presented 2 storey terrace home, which has been updated and is situated on the edge of this popular village backing onto open countryside just a short drive to Shrewsbury town centre.



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1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Kitchen/dining room
- Shower room
- Sitting room leading to patio garden to the rear
- 2 double bedrooms
- 2 parking spaces
- Well presented throughout

**DIRECTIONS**

What3words - //become.grove.prevents

**SITUATION**

44 The Crescent occupies a good position on the edge of this popular and sought after village on the edge of the County Town of Shrewsbury. Within the village is a restaurant/public house and fabulous walks. There is a bus providing access to the nearby Corbet School at Baschurch, with a primary school in the adjoining village of Bicton.

There are an excellent range of facilities at Bicton Heath, 3 miles away, including a supermarket, general stores and takeaways. The County Town of Shrewsbury and the A5/M54 motorway network are within easy reach.

**DESCRIPTION**

This beautiful 2 bedroom terrace home has been tastefully improved throughout. The accommodation boasts pleasing proportioned rooms including two double bedrooms, a large living room, a modern kitchen/diner, a large bathroom, two allocated parking spaces and garden.

**ACCOMMODATION****RECEPTION HALL**

A long space with wood effect flooring and giving access to all the ground floor accommodation. It also has an understairs storage cupboard and the staircase to the first floor.

**LIVING ROOM**

Having wood effect flooring, UPVC double glazed French door giving access to rear gardens.

**KITCHEN/BREAKFAST ROOM**

With a good selection of wall and floor units with built-in cupboards and drawers, integrated oven with induction hob and extractor over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to front, tiled floor, space for appliances, tiled splash surrounds.

**SHOWER ROOM**

Providing a white suite comprising a pedestal wash hand basin, low flush WC, and a walk in shower.

**FIRST FLOOR LANDING**

With loft access. Doors off and to:-

**BEDROOM ONE****BEDROOM TWO**

With lovely views over the local countryside.

**OUTSIDE**

To the front of the property there is a low maintenance stone frontage with paved pathway giving access to front door and outside lighting point. To the rear there is a low maintenance garden with paved patio area, paved pathway giving gated pedestrian access, oil tank and external oil fire central heating boiler. The rear gardens are enclosed by fencing.

**GENERAL REMARKS****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.

There is a service charge payable to Montford Bridge Management Company of £120 per year to cover the costs of general maintenance, grass and hedge cutting and Public Liability.

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Oil fired central heating boiler. 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.