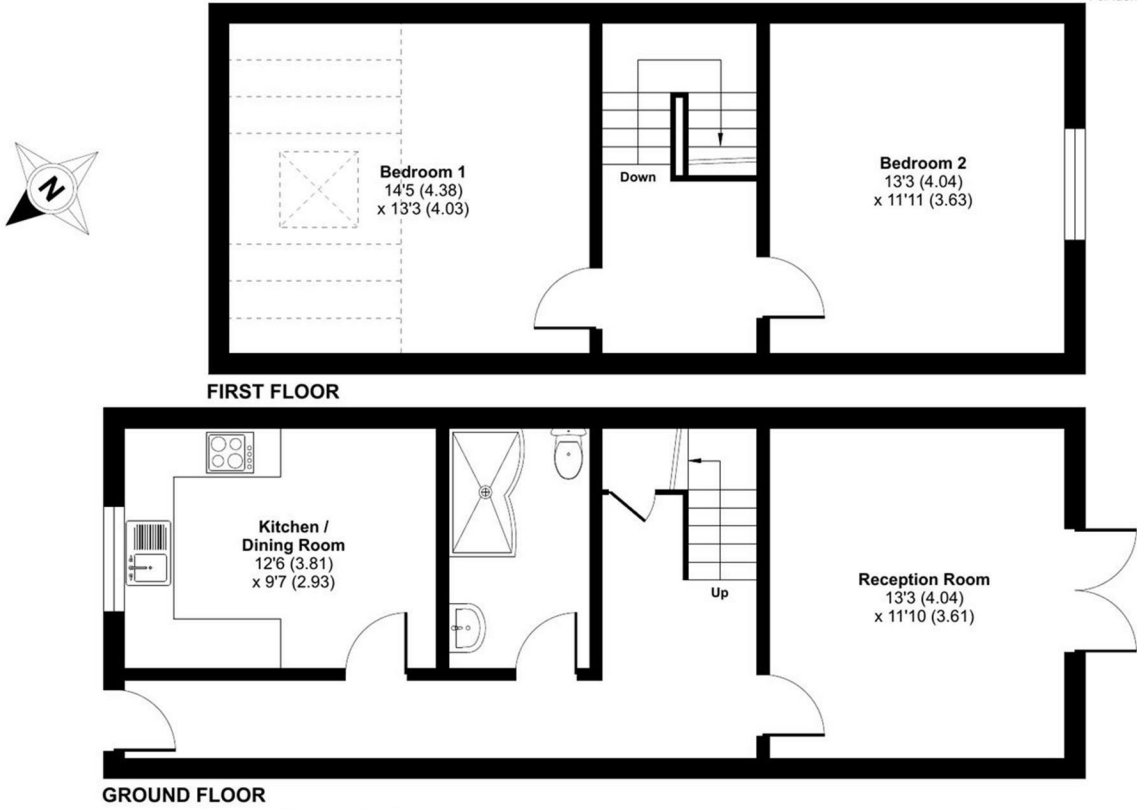


FOR SALE

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



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



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



FOR SALE

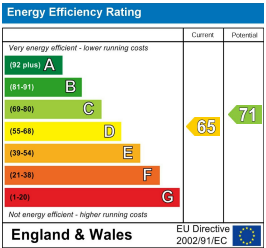
Offers in the region of £175,000

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

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





01743 236444


Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.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.


1 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/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.