

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

2 The Crescent, Sheriffhales, Shifnal, Shropshire, TF11 8RF



**Offers Over
£270,000**

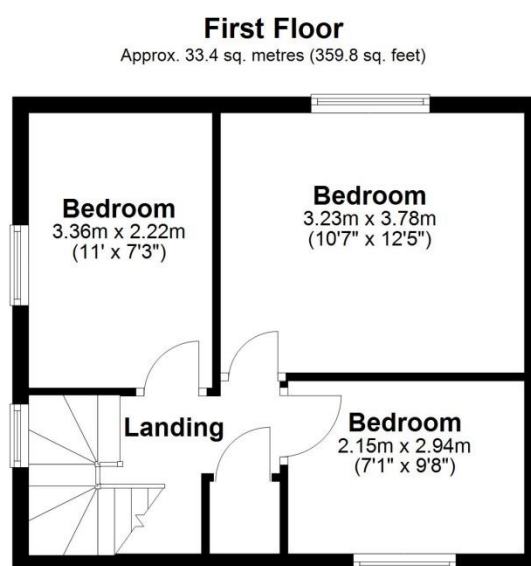
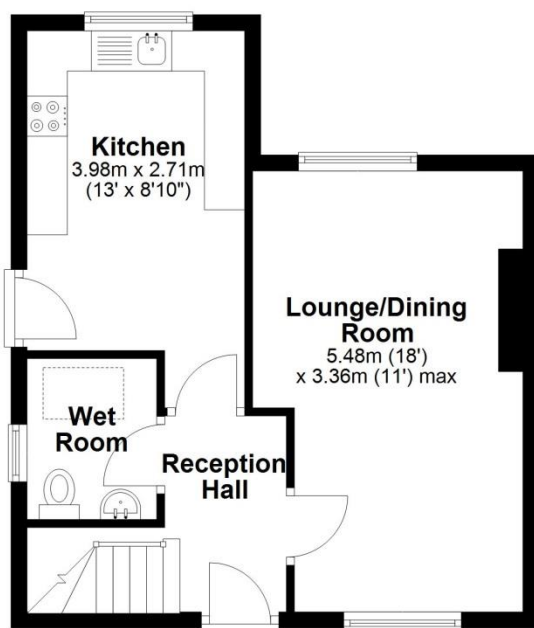
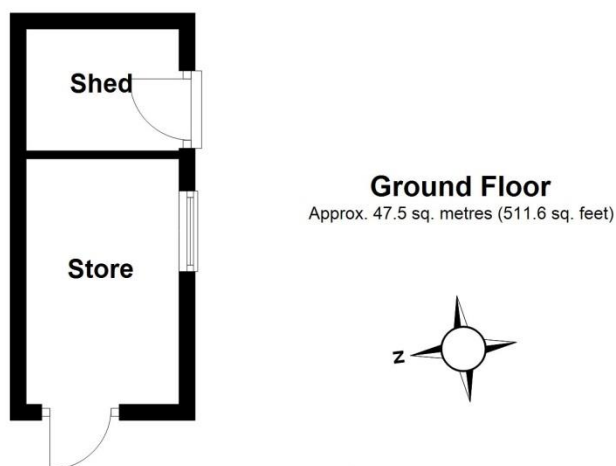
Charming Three Bedroom Semi Detached Home, The Crescent, Sheriffhales, TF11 8RF Nestled in the peaceful village of Sheriffhales, offers the perfect blend of semi rural living and modern convenience. Providing approximately 81.0 sq metres (871.4 sq feet) of living space.

Ground floor: Spacious living room with dual-aspect windows and feature fireplace, kitchen with integrated appliances, wet room with tiled walls and flooring, central heating and double glazing. **First floor:** Three generously sized bedrooms **Outside area:** Spacious driveway with ample off-road parking, excellently sized rear garden with patio, lawn, mature shrubs, and trees. Garage and oil tank storage. Located just 3 miles from Shifnal and 4 miles from Telford Central, offering excellent access to local schools, shops, and transport links, while enjoying the tranquillity of a rural setting. **Nearby School:** Sheriffhales Primary School (0.2 miles) A small, community-focused primary school in a picturesque setting. Freehold property with no onward chain

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

13 June 2025

