



2 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU

Offers in the Region Of £315,000

Built in the 1920's this exquisite 3 bedroom semi detached house is located on the Chatwood Village development. Renowned for the quality materials (Wealth of Oak etc), the accommodation has recently been fully refurbished and includes: Hall, Extended Living Room, Spacious Dining Room, Luxurious Fitted Kitchen/Breakfast Room, Quality Bathroom, En-suite Shower Room To Main Bedroom, GCH, DG, Wide Drive and Large Garage, Private Garden. Viewing Essential.



2 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU Ref: 4712

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises:

Original oak entrance door.

Entrance Hall

Engineered oak flooring, radiator, range of useful high level storage cupboards, oak staircase leads to First Floor Landing.

Living Room 25' 4" x 12' 7" (7.72m x 3.83m) max

Original chimney breast with Charnwood cast iron multi-fuel stove set to slate hearth, 2 radiators, double glazed front and rear windows overlooking private garden to the rear.

Dining Room 14' 1" x 11' 10" (4.29m x 3.60m)

Feature herring bone pattern oak parquet flooring, large radiator, double glazed side window, under stairs storage recess.

Kitchen/Breakfast Room 15' 7" x 12' 8" (4.75m x 3.86m)

Beautifully appointed with solid granite worktops and splash backs, inset Belfast style glazed sink unit, range of cream fronted units, integrated dishwasher, matching island unit, tiled flooring with under floor heating, radiator, 3 double glazed windows and double glazed door to enclosed rear garden.

Bathroom 10' 10" x 6' 1" (3.30m x 1.85m)

Superbly fitted with quality 4 piece suites including stone resin oval shape bath with waterfall tap and shower attachment, large, fully tiled, walk in shower cubicle with drench shower, wall mounted shower and low profile tray, wash basin set to stand with drawers beneath, WC, tiled flooring with under floor heating, half tiled to further walls, extractor fan, radiator, dual aspect double glazed windows.

First Floor Landing

Oak banister and wrought iron balustrades, radiator, double glazed window, access via loft ladder to part boarded roof space.

Bedroom 1 10' 10" x 9' 5" (3.30m x 2.87m)

Radiator, double glazed window to the front.

En Suite Shower Room

Recently installed with quality 3 piece suite including corner shower cubicle, wash basin with cupboards beneath, WC, extensive tiled areas,

Bedroom 2 13' 5" x 12' 8" (4.09m x 3.86m)

Radiator, dual aspect double glazed windows to front and rear.

Bedroom 3 8' 8" x 7' 5" (2.64m x 2.26m)

Radiator, double glazed window overlooking attractive rear Garden.

Outside - Front

The property is approached over an exceptionally wide driveway with ample parking for 4 cars. The front garden is laid to lawn with hedging and fencing.

Detached Garage 22' 7" x 11' 11" (6.88m x 3.63m)

Concrete sectional garage, bi-fold doors, power and lighting, service door to the side.

Rear Garden

Very well enclosed by fencing and high level hedging providing excellent privacy. Approached onto a concrete contoured patio which swings around to a further patio and lawn

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY

04/03/2022, 11:28

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2, Harlescott Crescent
SHREWSBURY
SY1 3AU

Energy rating
D

Valid until: 27 May 2024
Certificate number: 8103-9732-3329-8527-6543

Property type

Semi-detached house

Total floor area

116 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-qualifying-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage