



5 Massey Crescent, Harlescott, Shrewsbury, Shropshire, SY1 3QB

Offers in the Region Of £220,000

A well maintained, comfortable, 3 bedroom semi detached home. The accommodation includes Entrance Hall, Living/Dining Room, Attractive Kitchen, 3 Bedrooms, Contemporary Shower Room and Separate WC, Lovely Front and Rear Gardens, Useful Outbuildings - 1 used as a Utility Room, Fully Boarded Loft Space, GCH, DG. Close to local amenities and road links. Viewing Recommended.



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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

Double glazed composite entrance door.

Entrance Hall 9' 9" x 5' 10" (2.97m x 1.78m)

Carpet, double radiator, double glazed window to the side, carpeted staircase to First Floor Landing, under stairs storage housing electrical consumer unit and gas meter.

Kitchen 11' 7" x 9' 0" (3.53m x 2.74m)

Renovated in 2017, fitted with cream base and eye level units with wood effect laminate work tops, tiled splash back, inset composite sink unit, integrated 4 ring gas hob, filter hood, microwave and double oven, space and plumbing for washing machine, tiled flooring, double glazed window to the side, uPVC double glazed stable door to rear garden, door to Living/Dining Room.

Living/Dining Room 21' 8" x 13' 6" (6.60m x 4.11m)

Carpet, double glazed bay window to the front and double glazed window overlooking rear garden, 2 radiators, feature fire place with electric fuel effect fire inset.

First Floor Landing 7' 5" x 6' 0" (2.26m x 1.83m)

Access to fully boarded loft space, providing excellent storage space, double glazed window to the side.

Bedroom 1 12' 9" x 10' 8" (3.88m x 3.25m)

Carpet, radiator, double glazed window to the front.

Bedroom 2 11' 10" x 8' 8" (3.60m x 2.64m)

Carpet, radiator, double glazed window overlooking rear garden, useful built in storage cupboard housing gas combination central heating boiler.

Bedroom 3 9' 0" x 8' 0" (2.74m x 2.44m)

Carpet, radiator, double glazed window to the front.

Shower Room 5' 11" x 5' 0" (1.80m x 1.52m)

Fully tiled walls and flooring, fitted with white 3 piece suite including shower cubicle, wash basin and WC, double glazed window to the rear.

Separate WC 5' 11" x 2' 6" (1.80m x 0.76m)

Fully tiled walls and flooring, fitted with white suite including wash basin and WC, double glazed window to the side.

Rear Garden

Beautifully appointed rear garden with 2 areas of lawn, paved pathway leads the full length of the garden and enclosed by fencing. Gravel patio suitable for table and chairs, well established shrub beds and borders. There are 2 Outbuildings, one used as a Utility Room and the other as storage. Gated access to the side leads to the Driveway and access to Garage.

Brick Built Store Room 2' 11" x 5' 2" (0.89m x 1.57m)

Brick Built Utility Area 6' 11" x 7' 1" (2.11m x 2.16m)

Detached Garage 17' 0" x 12' 0" (5.18m x 3.65m)

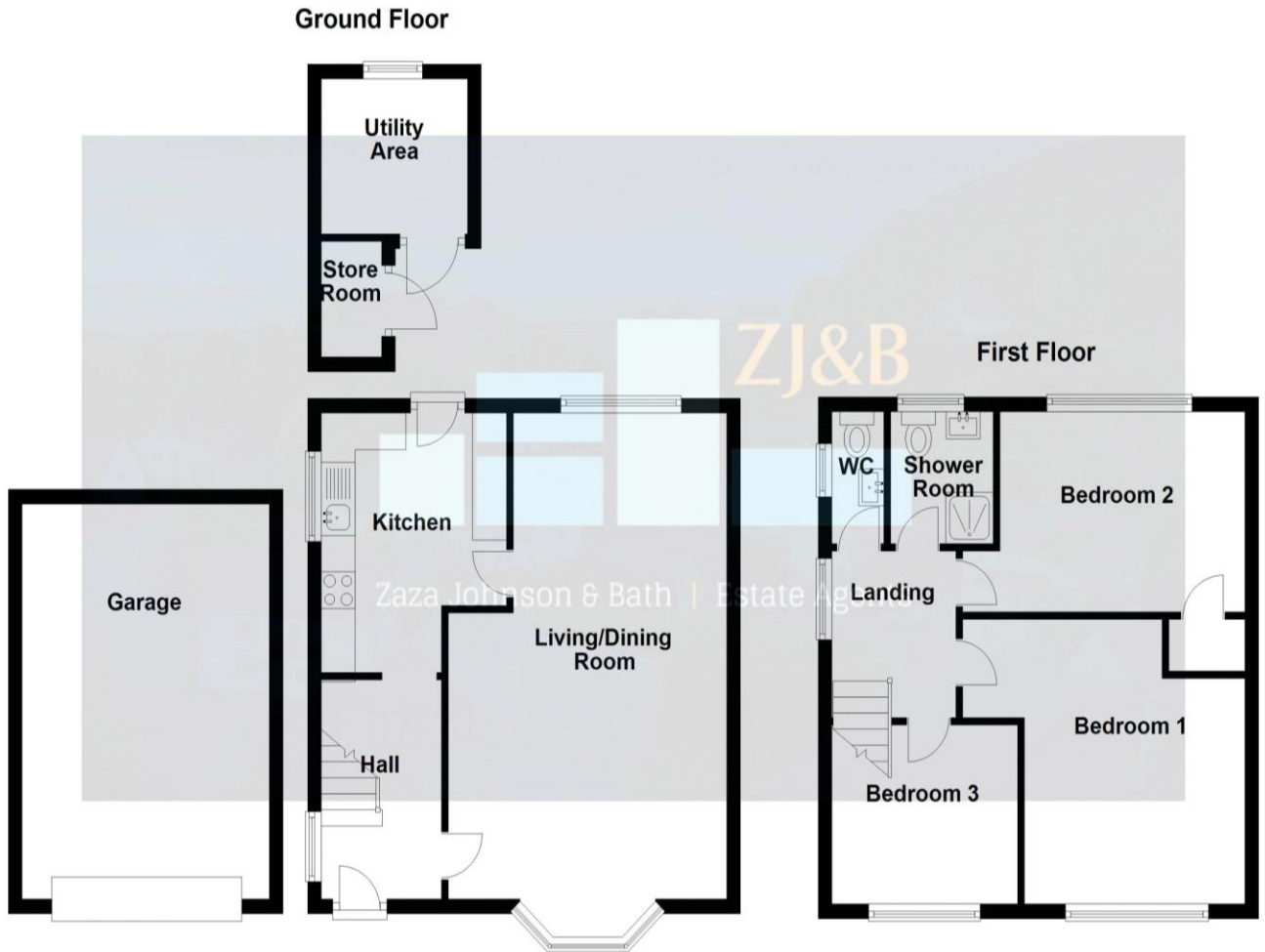
External - Front

Concrete driveway provides ample parking and access to Garage. The front garden is laid to lawn with lovely shrub beds and borders. Enclosed by brick wall to the front and hedging to the sides.

Council Tax Band B

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**



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

5, Massey Crescent SHREWSBURY SY1 3QB	Energy rating E	Valid until: 27 August 2028
		Certificate number: 2736-2029-7298-4168-8950

Property type	Semi-detached house
Total floor area	83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of 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