



20 The Crescent, Montford Bridge, Shrewbury, SY4 1DZ

3 bedroom semi-detached house—£300,000 Freehold

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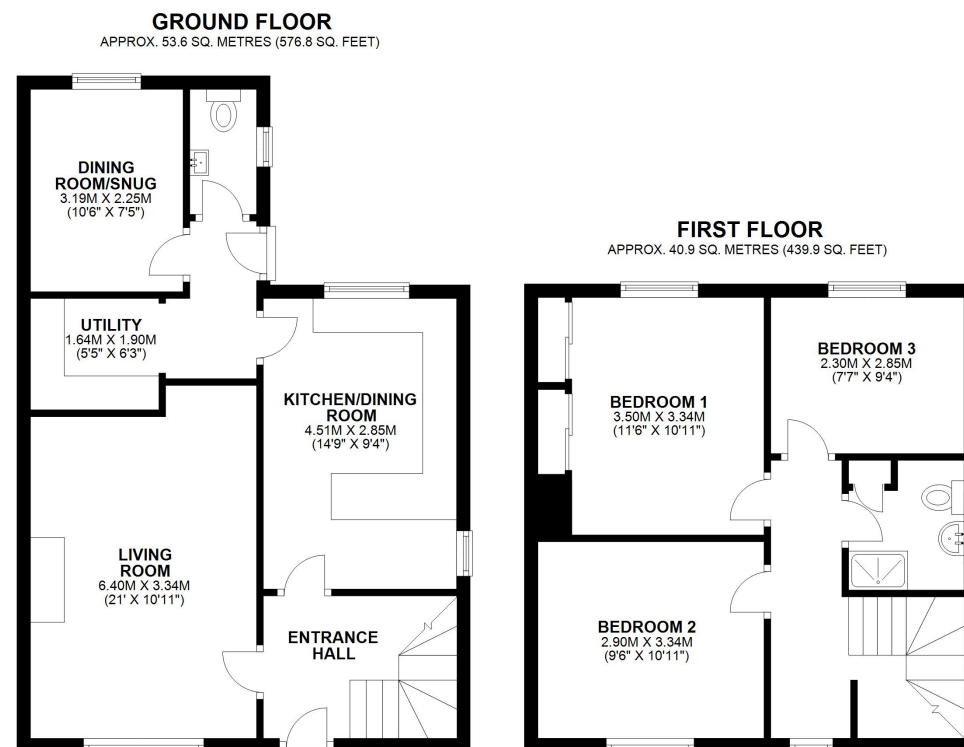
£300,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a fantastic plot within a quiet-cul-de-sac, backing on to open countryside, this beautifully presented semi-detached house has been significantly improved to provide thoughtfully designed accommodation, finished to a high standard throughout.

KEY FEATURES

- Good sized entrance hall with turning staircase to landing
- Living room with feature fireplace and wood burning stove
- Impressive open plan kitchen/dining room, complete with a range of well-fitted units, Belfast sink, integrated appliances, and breakfast bar
- Useful separate utility, also having fitted units and space for appliances
- Rear hallway connecting to the cloakroom, dining room/snug and rear garden
- Two double bedrooms, one having built in wardrobes, a further generous single bedroom and family shower room on the first floor
- uPVC double glazed windows and oil fired central heating via a new external boiler
- Stunning views from the first floor over the rear garden and open countryside
- Attractively landscaped private gardens, laid to lawn with large Indian stone paved terrace, vegetable plot/orchard and gated access to side. There is also a gateway at the bottom of the garden leading to lovely countryside walks via a public footpath
- Detached single garage which has been cladded and fitted with external lighting, providing excellent storage and potential for conversion into a home office, gym or studio
- Private driveway to front providing plenty of parking
- A great location within a quiet cul-de-sac, a short distance from the village pub, excellent road links via the bypass and just 10 minutes from Shrewsbury town centre
- The property has been recently fully renovated internally and externally, and finished to an excellent standard throughout



TOTAL AREA: APPROX. 94.5 SQ. METRES (1016.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.











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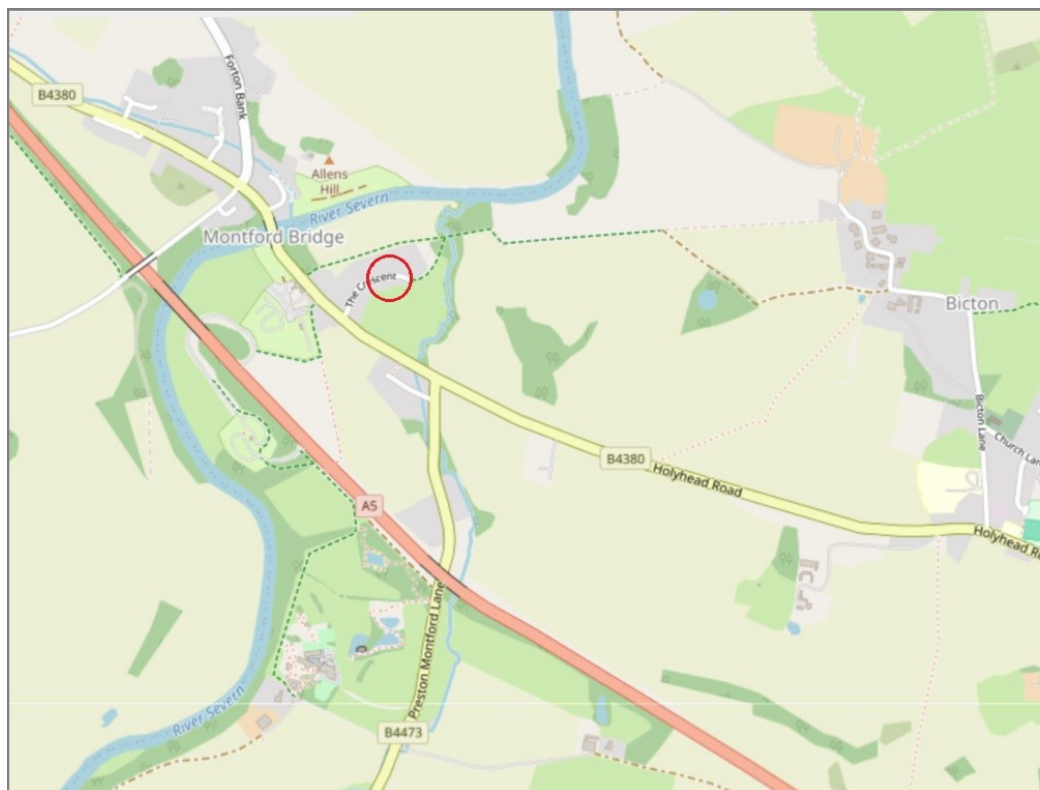
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	Mains water, electricity and drainage are connected with oil fired central heating

 **Expert mortgage advice available**
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



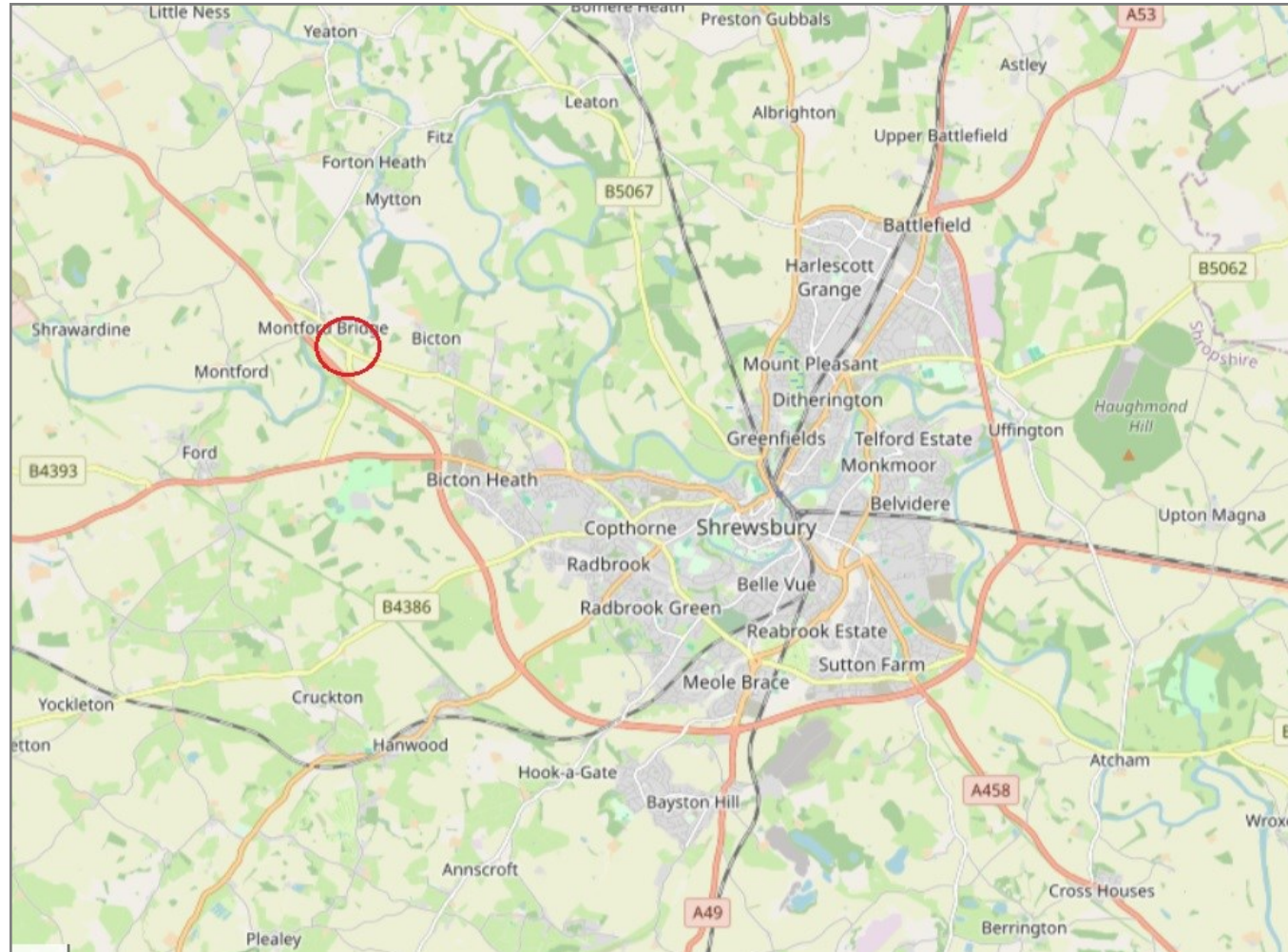
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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