



**27 Harlescott Crescent, Shrewsbury, SY1 3AU**

3 bedroom semi-detached house — £299,950 Freehold

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[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

This beautifully presented and significantly improved semi-detached house offers very well-proportioned accommodation, finished to a high standard throughout, while retaining plenty of characterful oak features, typical of a 1920's house of this style. The property is situated within a quiet cul-de-sac, benefitting from a large private garden with a gated driveway providing plenty of parking, as well as a detached garage.

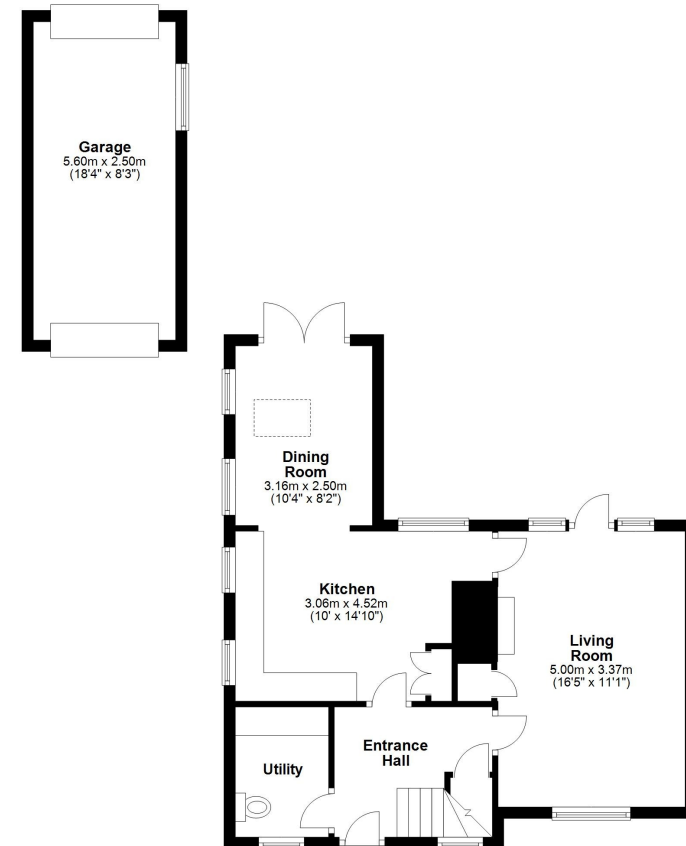
### KEY FEATURES

- Good sized entrance hall with quarry tiled flooring, useful under stairs storage, impressive solid wood front door, and turning staircase to landing
- Living room with feature fireplace and glazed door onto the garden
- Re-fitted kitchen with integrated appliances and solid oak work surfaces, opening to the dining room which has a vaulted ceiling, velux window, and glazed double doors to the rear
- On the first floor are three generous bedrooms, two of which have feature fireplaces, and a re-fitted family bathroom with shower
- uPVC double glazed windows and gas fired central heating throughout
- Large private rear garden, laid to lawn with paved terrace and timber summerhouse. The garden extends to the side of the property, where there is a sizeable detached garage and parking area with gated access to the front driveway and adjoining lawned garden
- This property has been well-maintained and sympathetically improved over recent years, finished to a high standard, while retaining plenty of original features, such as exposed beams and panelling, oak architraves and doors, as well as unique fitted cupboards
- A great location on a quiet cul-de-sac, just a short distance from excellent amenities, road links, primary and secondary schools, and less than two miles from the town centre
- Sold with no upward chain

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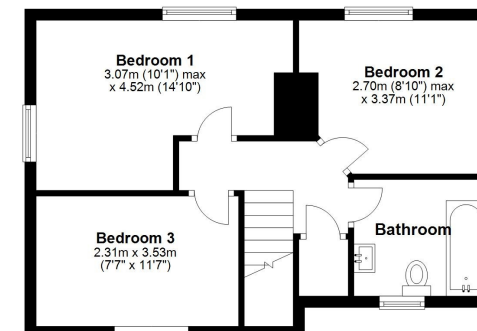
### Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



### First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)











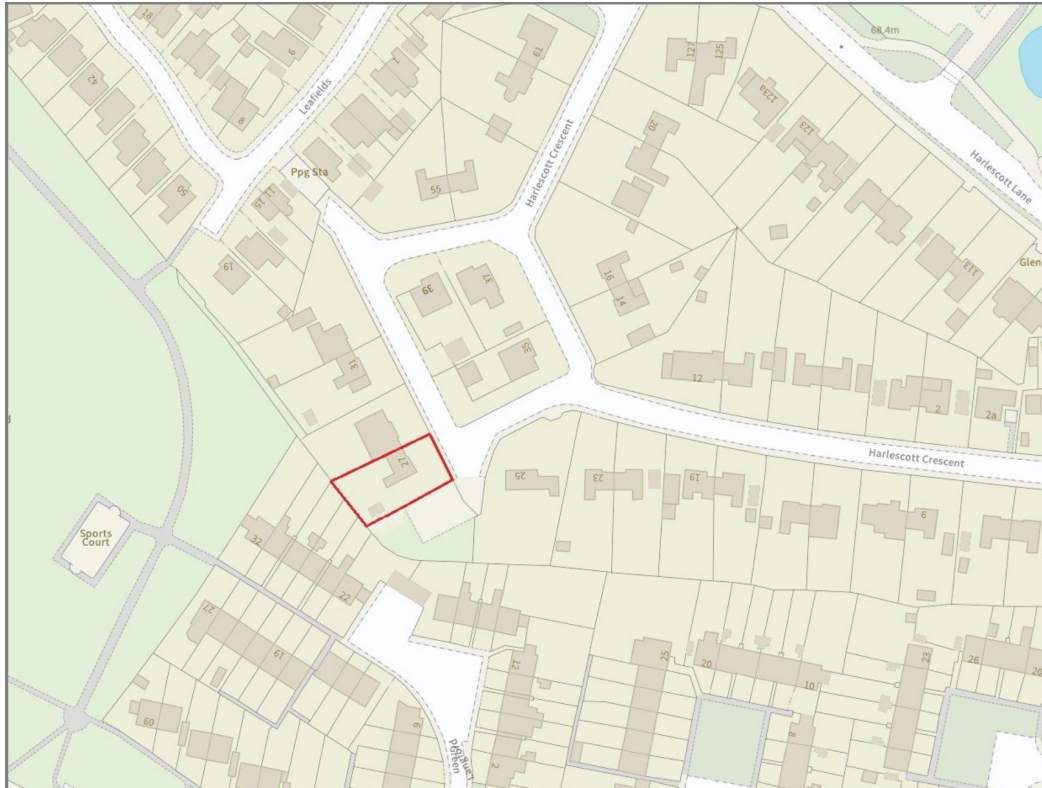
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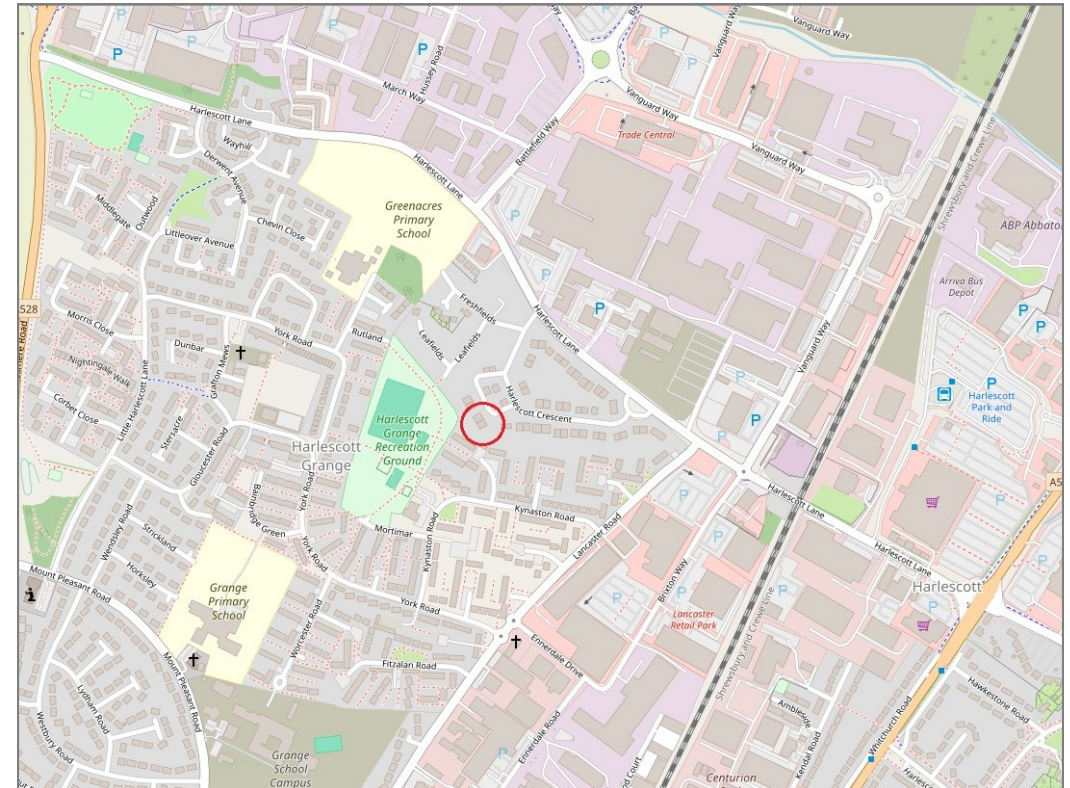
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**BOUNDARIES NOT CONFIRMED**



|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band C</b>                           |
| EPC Band        | <b>Band C</b>                           |
| Services        | <b>All mains services are connected</b> |

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

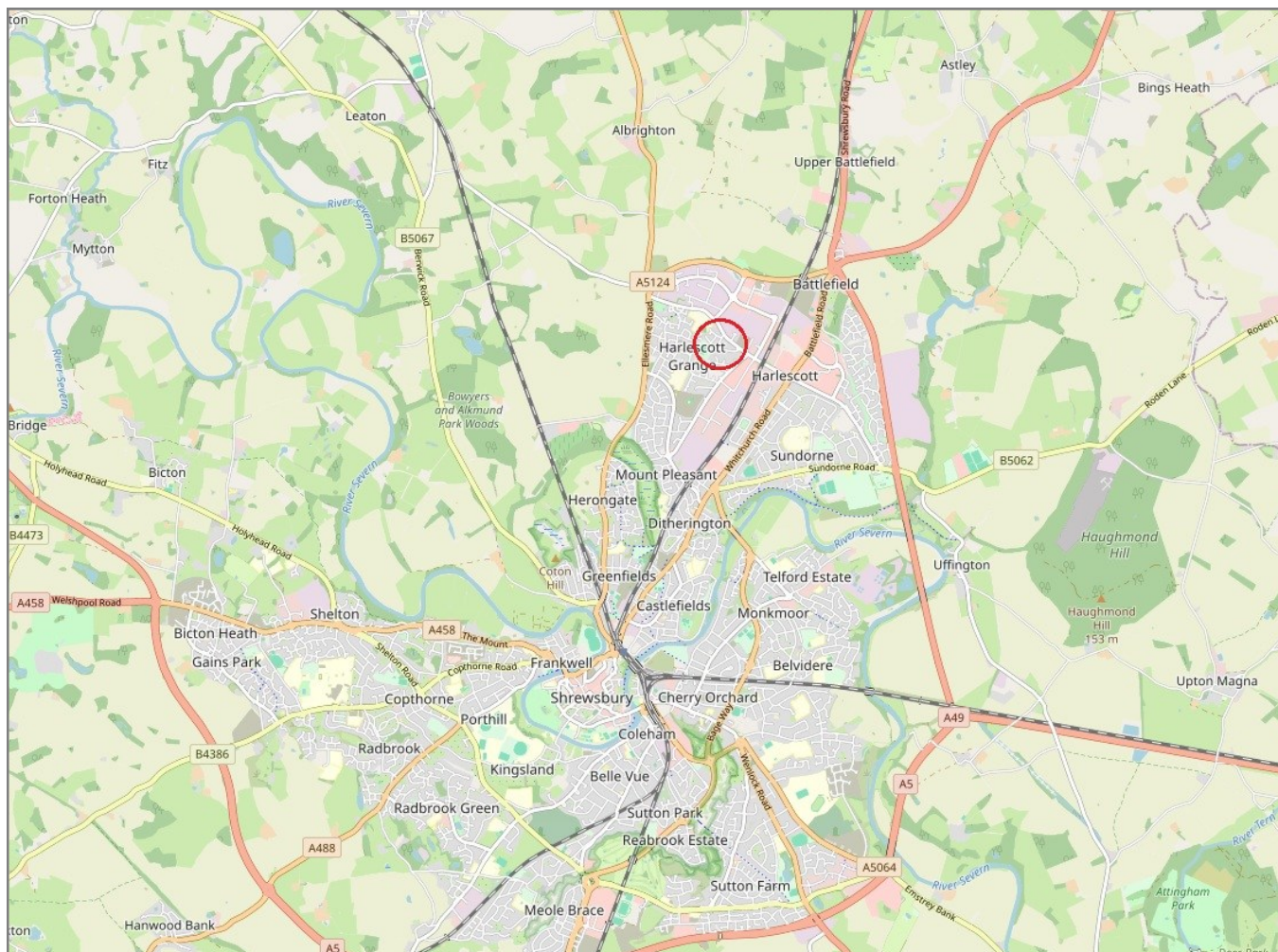
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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