



SAMUEL WOOD

20 The Crescent, Montford Bridge, Shrewsbury, Shropshire, SY4 1DZ

Asking Price £300,000



# 20 The Crescent

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- Undergone Extensive Internal Renovation
- Spacious Living Room with Log Burner
- Study/Snug, Utility & Ground Floor WC
- Double Glazing & Oil Central Heating
- Approx 5 Miles from Shrewsbury Town Centre
- Landscaped Rear Garden & New Driveway
- Stylish Breakfast Kitchen
- Three Bedrooms & Shower Room
- Pleasant Village Location with Good Road Links
- EPC Rating D

20 The Crescent is a beautifully refurbished three-bedroom semi-detached home located in the charming Montford Bridge village. This property has recently undergone extensive renovations, ensuring a modern and comfortable living environment. With a thoughtfully designed layout, impressive features, and outdoor amenities, this home offers an ideal living space for families. Don't miss the opportunity to make this house your home!

Upon entering the property, you are greeted by a welcoming hall that sets the tone for the rest of the house. The ground floor features a spacious and inviting living room, complete with a log burner, perfect for relaxing evenings with family and friends. The highlight of the ground floor is the impressive breakfast kitchen, which boasts modern appliances, ample storage space, plus a stylish design. There is also a utility room and ground floor cloakroom for added convenience, and a rear study/snug, providing versatile space that can be adapted to your needs.

Ascending to the first floor, you'll find three well-proportioned bedrooms and a modern shower room, offering plenty of room for your family to grow or for guests to stay. Completing this floor is a modern shower room with white suite.

The outdoor space at 20 The Crescent is equally impressive. The property boasts a newly relayed block paved driveway, ensuring hassle-free off road parking.

The rear garden is generously sized, offering an ideal space for outdoor activities, gardening, or simply relaxing in the fresh air. It provides an excellent opportunity for outdoor dining and entertaining during warmer months with a delightful patio and extensive neatly kept lawn.







## Directions

From Shrewsbury, proceed along the A458 to the Shelton Crossroads. Take a right turn, keeping right past the water tower onto the B4380 and continue for approximately 2.5 miles. Turn right into The Crescent immediately after the bus stop. 20 The Crescent can be located on the left-hand side towards the end of the cul-de-sac.

Services: We understand that the property has mains oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

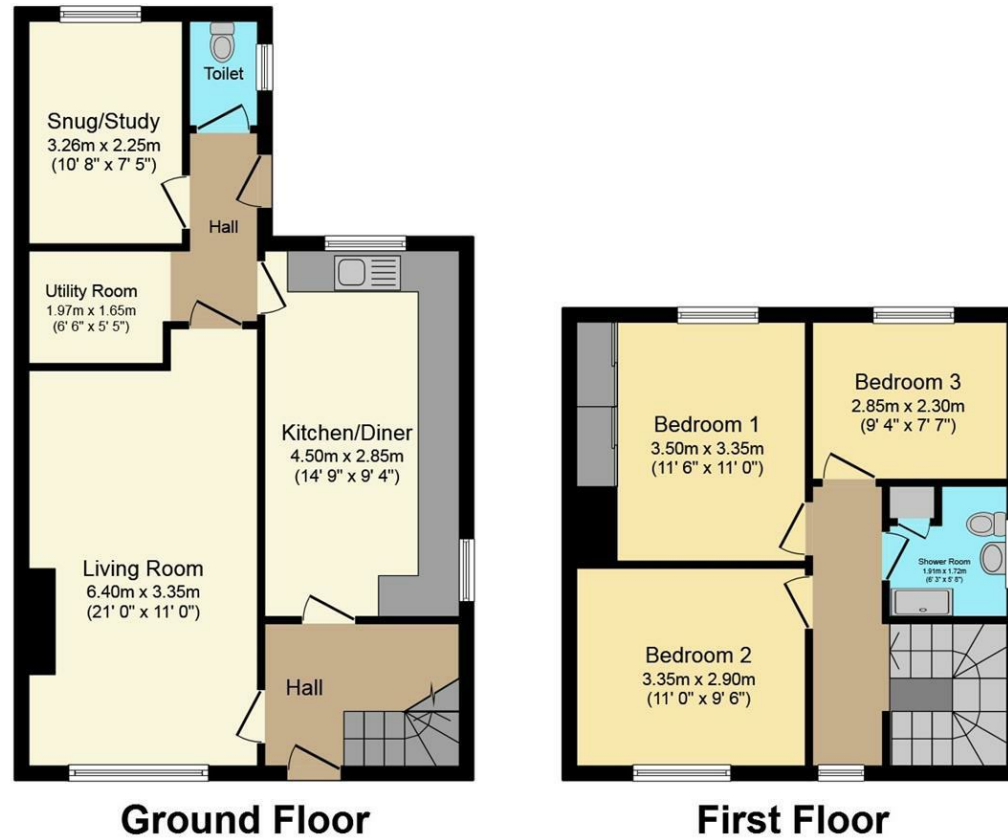
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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