



SAMUEL WOOD

81 Portland Crescent, Shrewsbury, Shropshire, SY2 5NW

Asking Price £425,000



81 Portland Crescent

Shrewsbury, Shropshire, SY2 5NW



- Beautifully Presented Family Home
- Extensive Comer Plot
- Four Generously Sized Bedrooms
- Landscaped Gardens
- Gas Central Heating
- Spacious Reception Rooms
- Sought After Location
- Front & Rear Driveway With Garage
- Open Plan Living Dining Room
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Portland Crescent in Shrewsbury. Set within an extensive corner plot, the well designed accommodation provides contemporary living spaces all complemented by recently landscaped gardens, two driveways and a garage. Situated a short distance from the town centre, close to excellent amenities including schools, shops, pubs and practical road links. Viewing is highly recommended by the selling agent.

81 Portland Crescent is a spacious four-bedroom detached home located in Shrewsbury, set on an expansive 0.24-acre corner plot. The ground floor opens with a generous hallway, leading to an open-plan living and dining area featuring large windows that flood the space with natural light and double doors that lead to the rear patio. The modern kitchen comes equipped with built-in appliances, including two ovens, one of which has a microwave function, making it both practical and stylish. Additionally, the ground floor offers a family bathroom, a study perfect for home working and a large bedroom, providing flexible living options.

On the first floor, the home features three well-sized bedrooms, each offering plenty of space and versatility. One of the bedrooms benefits from a walk-in wardrobe, adding a touch of luxury and extra storage. There is also a convenient WC with a hand basin on this level, ensuring practicality and comfort for the household.

The outdoor space is one of the standout features of 81 Portland Crescent. The wrap-around garden has been beautifully landscaped, with a practical summerhouse offering a peaceful and private setting. A new patio area provides an ideal spot for outdoor dining or relaxation, while the front of the property has a newly laid driveway, offering ample parking. Additionally, there is a secondary driveway to the rear, along with a garage, providing even more parking and storage options.







Directions

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

Broadband Speed: Basic 6Mbps, Superfast 35Mbps & Ultrafast 1139Mbps

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: D

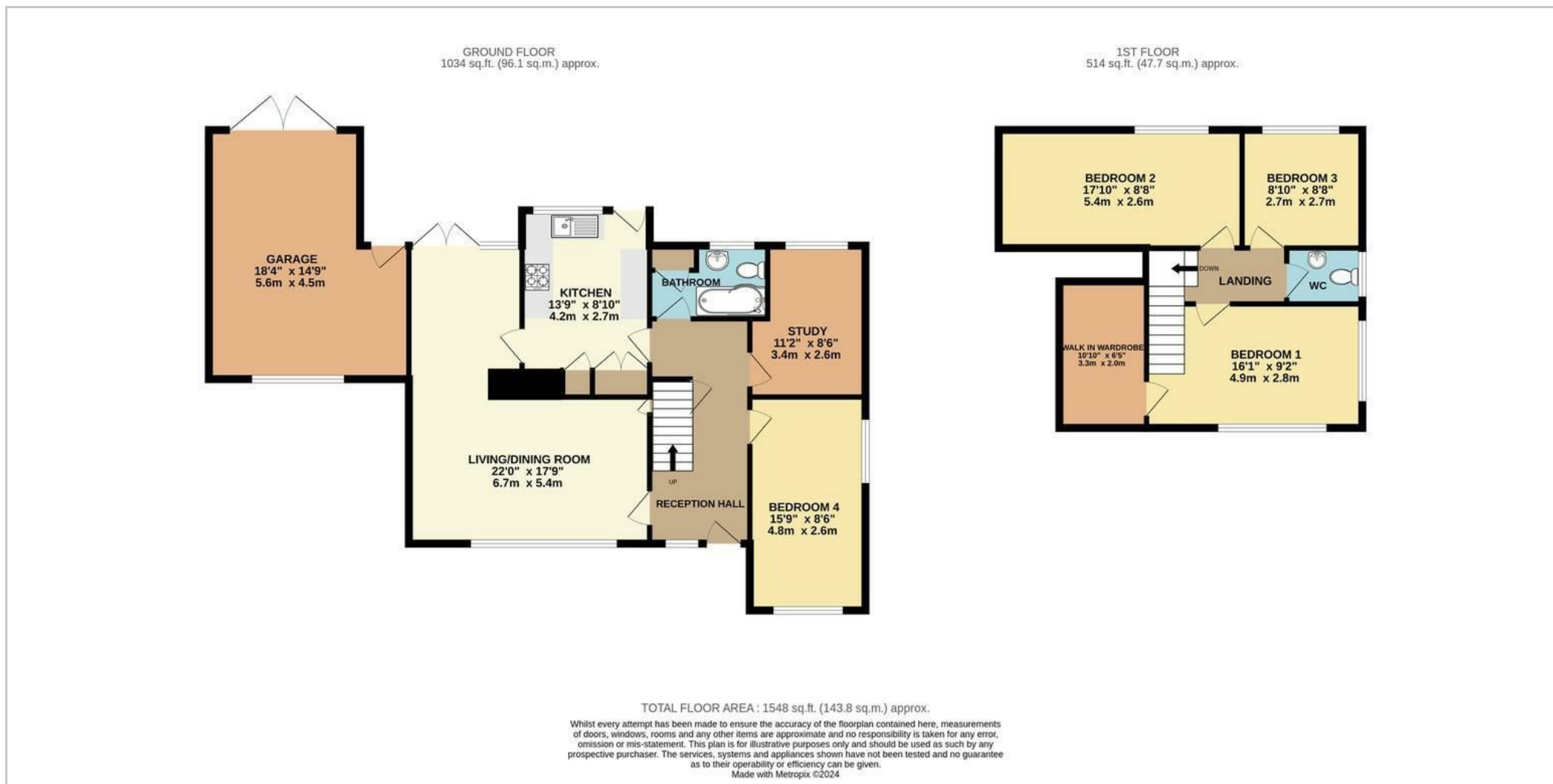
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





Floor Plans



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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