



15 THE CRESCENT
MUCH WENLOCK | SHROPSHIRE | TF13 6JF





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Telford 6.8 miles | Shrewsbury 13.1 miles
(all mileages are approximate)

A PARTICULARLY SPACIOUS SEMI DETACHED HOUSE WITH EXCELLENT
SCOPE FOR IMPROVEMENT, OFFERING A FLEXIBLE LIVING SPACE SET
WITH GARAGING AND LARGE GARDENS IN THIS POPULAR LOCATION.

Beautiful historic town
Close to a range of amenities
Generous and versatile living space
Benefit from further improvement
Lovely large gardens and driveway parking



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed south along the A458 in the direction of Bridgnorth. On arrival at Much Wenlock proceed down the bank into the town taking the left turn onto the A169. Continue along and The Crescent will be found on the right hand side.

SITUATION

The historic town of Much Wenlock is situated in the beautiful countryside of Shropshire, near to the National Trust Wenlock Edge. The town offers beautiful architecture steeped in history. Within a minutes walk from the property is an excellent range of amenities including convenience stores, boutique shops, pubs, cafes and restaurants along with butchers and local farmer markets and leisure facilities. Local primary and secondary schooling, doctors and dentist are also on the doorstep. There is regular public transport to Telford, Bridgnorth and Shrewsbury. Nearby are the towns of Bridgnorth and Shrewsbury together with Telford Town Centre providing a more extensive range of recreational facilities, department stores, retail parks and a railway station.

PROPERTY

15 The Crescent, is a charming three-bedroom semi-detached, bay-fronted family home, pleasantly positioned on The Crescent on the fringe of the highly sought-after historic market town of Much Wenlock.

Renowned for its picturesque character, rich history and association with the birth of the modern Olympic Games, Much Wenlock offers an attractive blend of town and countryside living, together with excellent local amenities and well-regarded schools.

This traditional home offers well-proportioned and flexible accommodation arranged over two floors, providing an excellent opportunity for families, couples or those seeking a property with scope to adapt and improve to suit individual requirements.

GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



On the ground floor, the accommodation is particularly versatile. The bay-fronted sitting room is currently utilised as a bedroom, and also has potential as a home office or a second reception room. To the rear, the kitchen/diner provides an excellent sociable space. The current owners have utilised the dining area as an additional seating area, creating a comfortable and informal setting for everyday family life and entertaining.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



A rear conservatory provides a light and airy additional reception space, currently used for dining and has views and access to the gardens, making it an enjoyable room throughout the seasons.

The property also benefits from a useful extension to the rear of the garage, incorporating a rear lobby, shower room and utility area. This practical addition provides valuable everyday functionality and further enhances the flexibility of the accommodation.



To the first floor are three well proportioned bedrooms, together with a family bathroom.

OUTSIDE

Outside, there is ample driveway parking to the front together with the attached garaging. The property enjoys a well-maintained rear garden with a raised decked seating area, creating an ideal space for outdoor dining and entertaining. Gated steps lead down to flowing lawns with further shrubbery beds..

Overall, 15 The Crescent presents a wonderful opportunity to acquire a traditional family home in a most desirable and characterful market towns, with flexible accommodation, useful additional space and excellent scope for the incoming owner to personalise and enhance the property.



GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



