



SAMUEL WOOD

27 Hill Crescent, Shrewsbury, Shropshire, SY3 7RW

Offers Over £375,000



27 Hill Crescent

Shrewsbury, Shropshire, SY3 7RW



- Beautifully Presented Family Home
- Recently Extended & Improved Throughout
- Impressive Garden Room
- Gas Central Heating
- Meticulously Landscaped Gardens - Workshop/Outdoor Office
- 3/4 Bedrooms
- Open Plan Kitchen Diner
- Family Bathroom & En-Suite to Master
- Four Car Driveway
- EPC C

Samuel Wood is delighted to offer for sale this beautifully presented much improved and recently extended property on Hill Crescent in Shrewsbury. Boasting generously sized contemporary yet characterful living spaces comprised over three floors within a well designed layout the internal is expertly complemented by an impressively landscaped garden, outdoor office/workshop and four car driveway. Situated in a quiet location on Hill Crescent close to amenities including shops, cafes, bars, restaurants, within excellent school catchment, walking distance of the town centre and near practical road links. Viewing is highly recommended by the selling agent.

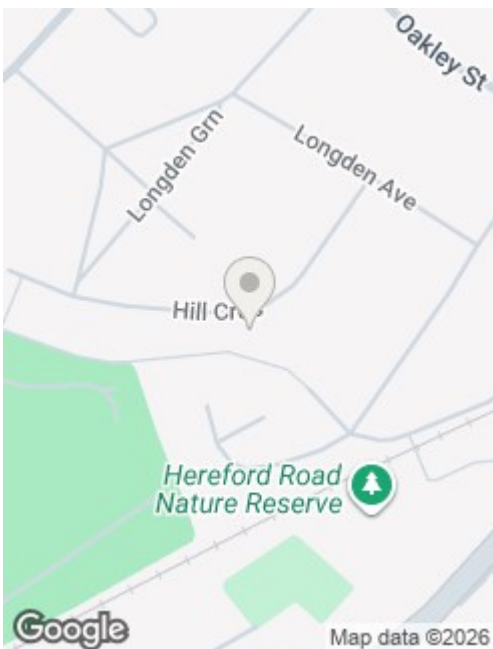
27 Hill Crescent in Shrewsbury is a beautifully improved and substantially extended three/four-bedroom semi-detached home, offering stylish and versatile accommodation throughout. The ground floor begins with a spacious porch providing excellent storage, leading into a welcoming and generous hallway. From here, there is access to a cosy sitting room complete with a chaming log burner, alongside an impressive open-plan kitchen diner designed for modern family living. The kitchen flows seamlessly into a superb garden room featuring bifold doors opening onto the rear garden, while solar-powered Velux windows flood the space with natural light. The kitchen also benefits from access to a practical utility room, downstairs WC, and convenient side access.

The first floor offers three well-proportioned bedrooms, all presented to a high standard. The principal bedroom benefits from a newly fitted en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. In addition, the loft has been thoughtfully converted to create a further versatile living space, complete with Velux windows, staircase access, and building regulations approval currently awaiting final sign-off for use as a bedroom, making it ideal as a fourth bedroom, home office, or hobby room.

Externally, the property continues to impress with meticulously landscaped gardens designed for both relaxation and entertaining. The rear garden features a combination of patio, decking, lawned areas, and ample storage space. A particularly valuable addition is the detached workshop/outdoor office, fully equipped with its own power supply, internet connection, and Kingspan insulation, ensuring comfortable year-round use. To the front, a generous driveway provides off-road parking for up to four vehicles, completing this exceptional family home. Electrics, plumbing and new UPVC double glazed windows all fitted in 2019.







Directions

What3words: ///doing.rift.when

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

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & 2300 Ultrafast Mbps

Results provided by Ofcom and correct at time of listing

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: B

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Agents note: An employee of Samuel Wood is an owner of this property.



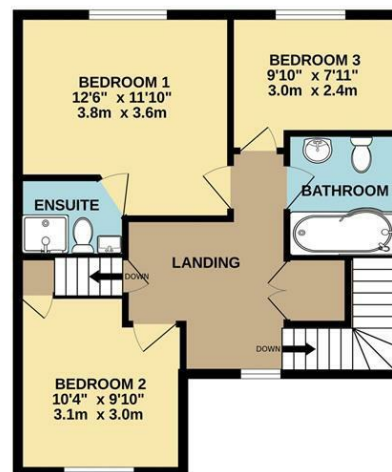


Floor Plans

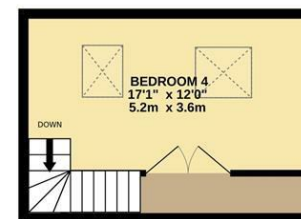
GROUND FLOOR
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk