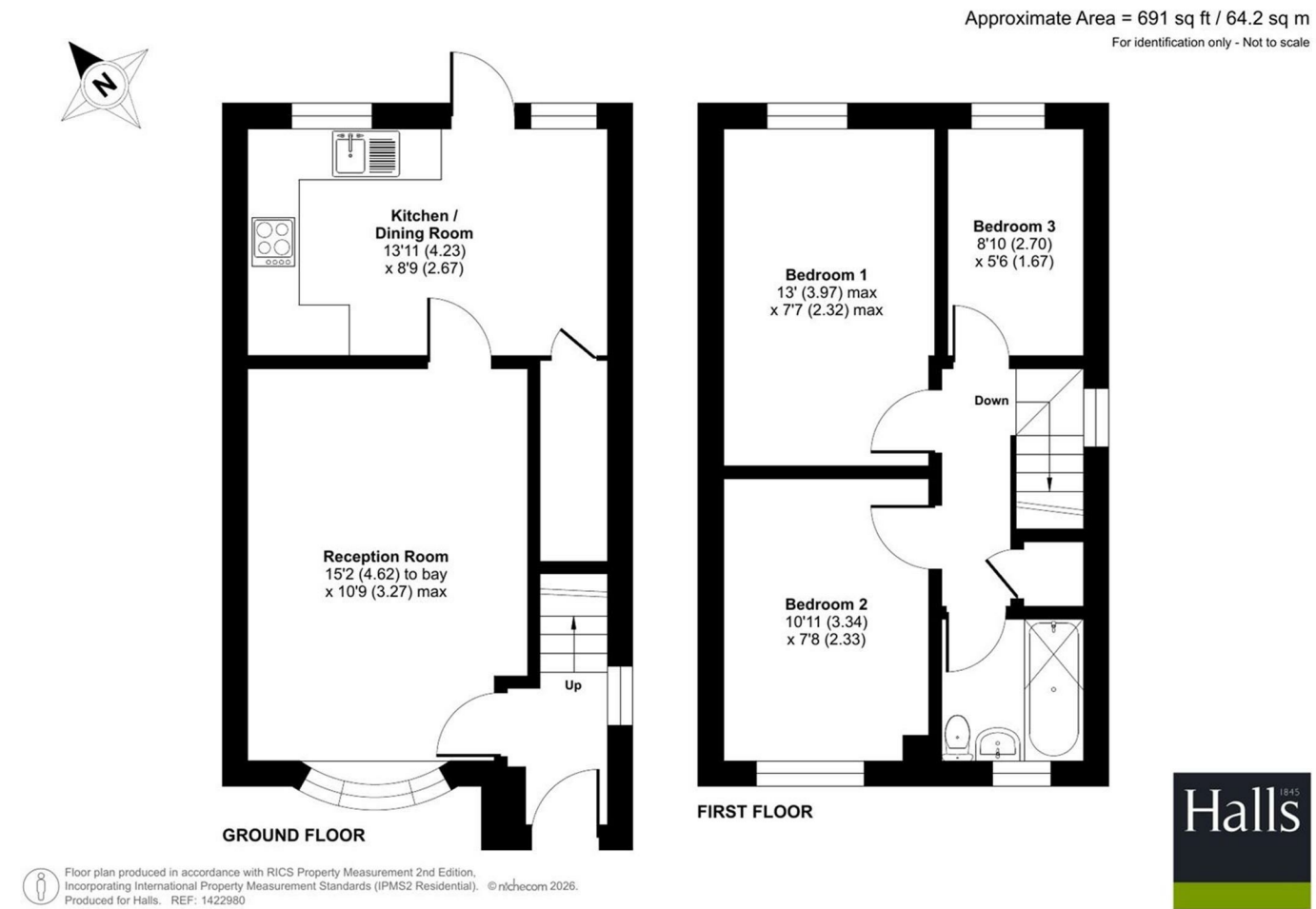


FOR SALE

33 Cresswell Court, Shrewsbury, SY3 8SN



FOR SALE

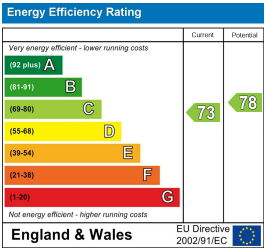
Offers in the region of £245,000

33 Cresswell Court, Shrewsbury, SY3 8SN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable semi detached house, offering well proportioned rooms, set with parking and good size gardens in this popular residential location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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01743 236444


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s





- Popular and convenient location
- Well proportioned rooms
- Neatly presented accommodation
- Driveway parking
- Easily maintained gardens
- No onward chain

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Copthorne Road and follow this through to the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops and continue straight over the mini roundabout by the Royal Shrewsbury Hospital. Proceed for a distance and take the right turn onto Gains Park Way. Take the first right into Sandown Crescent followed by the first left into Cresswell Court. The property will be found after a short distance on the left hand side.

SITUATION

The property is attractively located in a cul-de-sac position towards the western outskirts of the town, within easy reach of a number of local shops and schools including Oxon Primary School and the Priory and Meole Brace secondary schools. The Royal Shrewsbury Hospital is also within close proximity. The town centre with its comprehensive range of facilities is easily accessible together with the main A5 commuter route linking through to Telford. A rail service is available in Shrewsbury town centre.

DESCRIPTION

Situated within a highly sought-after residential area, 33 Creswell Court is a well presented three-bedroom semi-detached home offering well-proportioned accommodation ideal for families and first-time buyers alike.

The ground floor briefly comprises a welcoming entrance hall, a spacious and comfortable living room, and a generous kitchen diner to the rear. The kitchen features a range of fitted units and provides an excellent space, with double doors opening out onto the rear garden.

To the first floor are three well-sized bedrooms, all served by the main family bathroom.

Externally, the property benefits from ample driveway parking to the front. To the rear, the home enjoys a generously sized garden, mainly laid to lawn with attractive shrubbery beds and a patio seating area, providing an ideal space for outdoor dining and relaxation.

This is a fantastic opportunity to acquire a well-located home in a popular residential setting, offering both comfort and convenience.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.