

FOR SALE

1 The Crescent, Sheriffhales, Shifnal, TF11 8RF

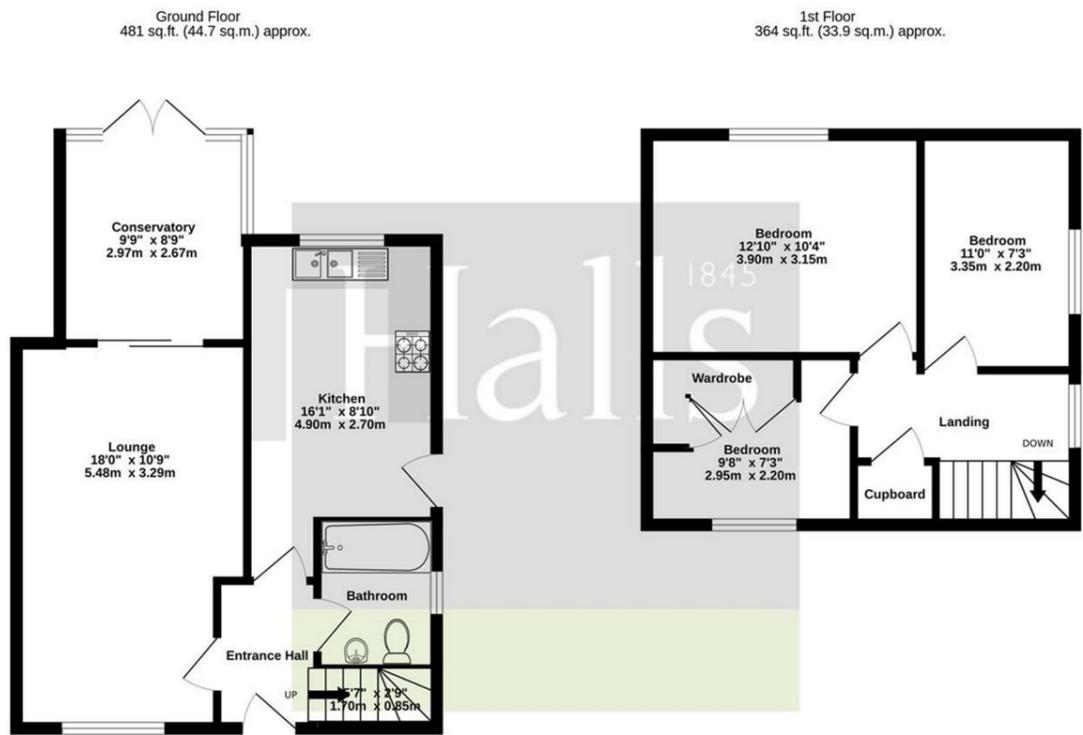


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Offers in the region of £290,000

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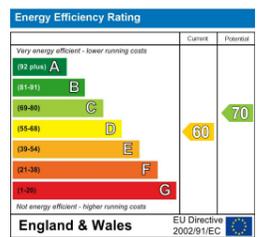
A well-presented three-bedroom semi-detached home in a highly desirable village location, offering a spacious lounge, conservatory, a beautiful modern kitchen, a downstairs bathroom, three bedrooms, generous parking, and a larger-than-average rear garden.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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**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



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2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Desirable Village Location
- Council Tax Band: B
- Driveway with Parking
- Larger Than Average Garden
- Close to Shifnal
- Log Burning Stove in Lounge

## DESCRIPTION

This attractive three-bedroom semi-detached property offers comfortable and well-balanced living in one of the area's most desirable village locations. The ground floor features a bright and welcoming lounge with log burning stove that opens into a generous conservatory, providing an ideal space for relaxation or entertaining. The home also benefits from a beautifully finished kitchen, as well as a practical downstairs bathroom.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for family living, guests, or home working. Externally, the property stands out with its generous parking provisions and a larger-than-average rear garden, providing excellent outdoor space for dining, gardening, or future landscaping.

Well maintained and enjoying a sought-after setting, this property presents an excellent opportunity for buyers seeking a charming home with strong appeal both inside and out.

## LOCATION

The Crescent is located in the rural village of Sheriffhales, a peaceful community surrounded by open countryside. The village lies just a few minutes' drive from Shifnal, which offers shops, pubs, restaurants, primary schooling, and a railway station with direct services to Telford, Wolverhampton, and Birmingham.

The area provides convenient access to key road links including the A5, A41, and M54, making nearby towns such as Telford, Newport, and Stafford easily reachable. Sheriffhales benefits from local walking routes, farmland views, and a traditional village atmosphere.

## ROOMS

### GROUND FLOOR

#### ENTRANCE HALL

**LOUNGE**  
18'0 x 10'9

**KITCHEN**  
16'1 x 8'10

#### BATHROOM

### FIRST FLOOR

**BEDROOM ONE**  
12'10 x 10'4

**BEDROOM TWO**  
3'35 x 2.'0

**BEDROOM THREE**  
9'8 x 7'3

## EXTERNAL

### GARDEN

**LOCAL AUTHORITY**  
Shropshire Council

**COUNCIL TAX BAND**  
Council Tax Band: B

## POSSESSION AND TENURE

Freehold with vacant possession on completion.

## VIEWINGS

Strictly by appointment with the selling agent.

## 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.