



SAMUEL WOOD

18 Cornelia Crescent, Shrewsbury, Shropshire, SY2 5LZ

Asking Price £325,000



# 18 Cornelia Crescent

Shrewsbury, Shropshire, SY2 5LZ



- Detached Bungalow
- Stylish Kitchen
- Spacious Living / Dining Room
- Beautiful Landscaped Gardens
- No Upward Chain
- Two Generous Bedrooms
- Refitted Wet Room
- Lovely Conservatory
- Off Road Driveway Parking
- EPC Rating D

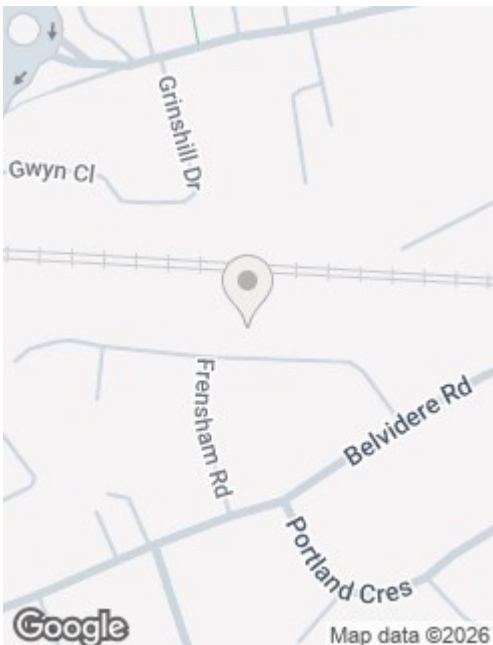
This attractive two-bedroom detached bungalow presents an excellent opportunity for buyers seeking a home ready to move straight into, offered with no upward chain. Situated within a popular residential location, the property combines modern style with comfortable single-storey living. Positioned for access to the A5, M54 and wider transport networks, the property is well suited to commuters while also offering a peaceful residential setting.

The accommodation is thoughtfully arranged and includes an entrance hall leading to a spacious living/dining room, providing ample space for everyday living. The kitchen offers a stylish and practical workspace with modern fittings and finishes. Two well-proportioned bedrooms are served by a contemporary wet room, creating comfortable and accessible accommodation throughout. A bright conservatory extends the living space and enjoys pleasant views over the rear garden.

The property occupies an attractive plot with beautifully landscaped gardens designed for ease of maintenance and year-round enjoyment. To the rear, a paved patio provides the perfect setting for outdoor dining, relaxing and entertaining guests. The front of the property benefits from convenient off-road driveway parking.







## Directions

From Belvidere Road, turn directly into Cornelia Crescent. Alternatively, turn into Frensham Road and then right at the end onto Cornelia Crescent.

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

Broadband Speed: Basic 7 Mbps, Superfast 189 Mbps & 10,000 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: C

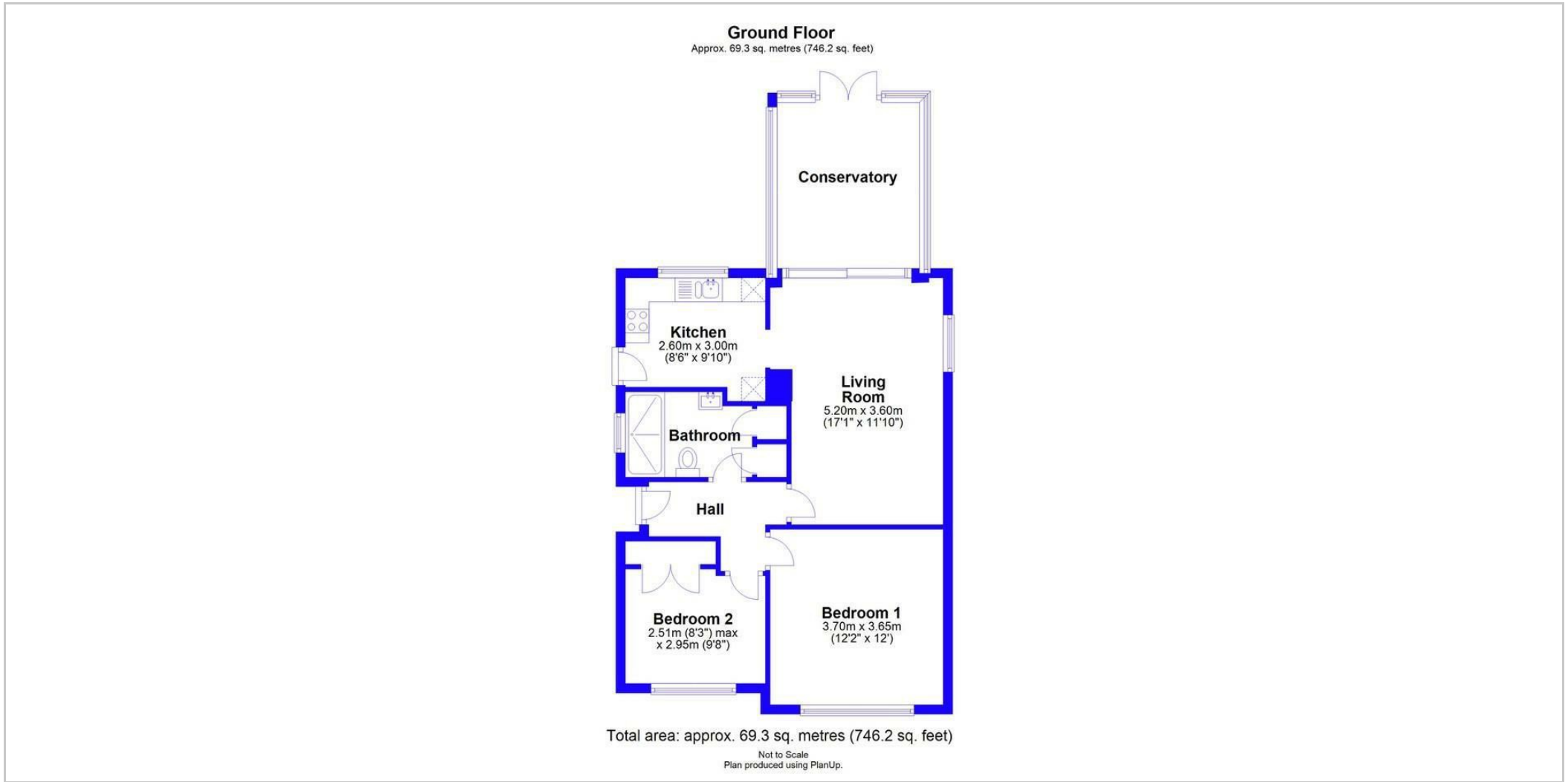
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







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