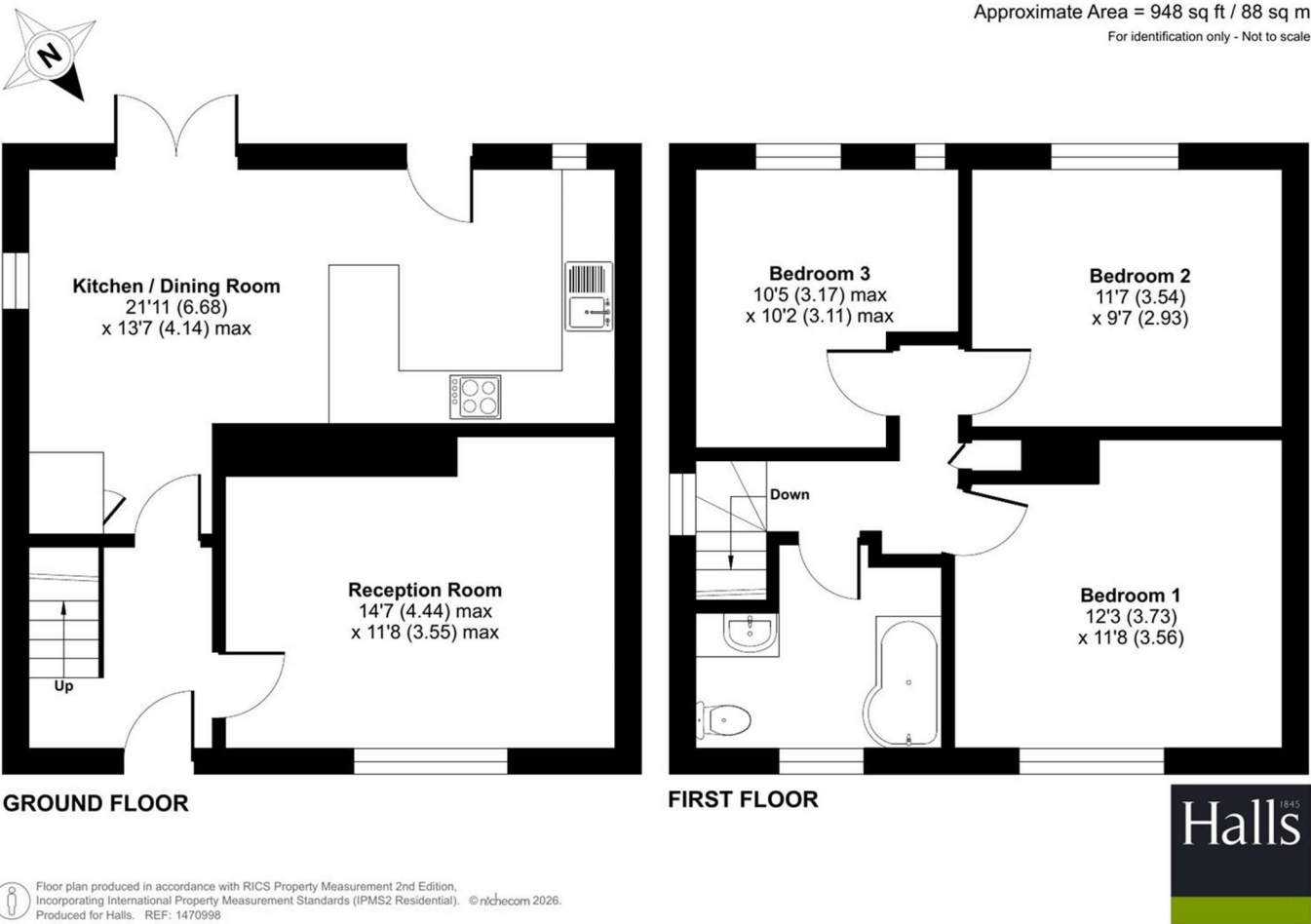


FOR SALE

72 Greenfields Crescent, Shifnal, TF11 8EF



FOR SALE

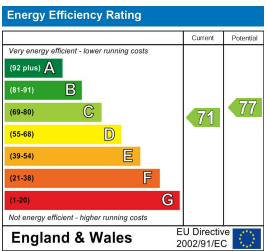
Offers in the region of £295,000

72 Greenfields Crescent, Shifnal, TF11 8EF

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



Situated within a popular residential location, this superb three-bedroom semi-detached home offers stylish and well-maintained accommodation throughout, featuring a spacious open-plan family dining kitchen, attractive rear garden and excellent access to Shifnal's amenities, schools and transport links.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedrooms
- Walking Distance to Schools & Amenities
- Driveway with Ample Parking
- Open-Plan Family Dining Kitchen
- Desirable Location
- Well-Presented Throughout

DESCRIPTION

Beautifully presented throughout and thoughtfully designed for modern family living, this attractive three-bedroom semi-detached home occupies a desirable position within the highly sought-after market town of Shifnal.

The property is approached via a generous driveway providing ample off-road parking and immediately impresses with its well-maintained appearance and welcoming feel.

The accommodation is arranged over two floors and offers a wonderful balance of comfortable living and practical family space. A welcoming entrance hall leads through to a cosy lounge, enjoying a pleasant outlook over an open green space to the front, creating a light and relaxing environment

To the rear of the property, the impressive open-plan family dining kitchen forms the heart of the home. Beautifully fitted and offering ample storage, workspace and dining space, it is perfectly suited to both everyday family life and entertaining guests.

The first floor provides three well-proportioned bedrooms, all served by a spacious family bathroom.

Outside, the attractive rear garden has been carefully maintained and offers an excellent space for relaxing, entertaining and family enjoyment. A versatile garden room provides additional flexibility and would make an ideal home office, hobby room or studio for those seeking dedicated workspace away from the main house.

Combining stylish presentation, versatile living space and a highly convenient location, this superb home is ideally suited to first-time buyers, growing families and those seeking a move-in-ready property within one of Shropshire's most desirable towns.

LOCATION

Greenfields Crescent is ideally situated within easy reach of the centre of Shifnal, a thriving and highly regarded market town renowned for its attractive character, strong community feel and excellent amenities.

Residents benefit from a range of independent shops, cafés, restaurants, public houses and everyday conveniences, together with highly regarded local schools and recreational facilities.

The town enjoys excellent transport connections, with Shifnal Railway Station providing direct services to Birmingham, Wolverhampton and Shrewsbury, whilst the nearby M54 offers convenient access to Telford, the West Midlands and the national motorway network.

Surrounded by beautiful Shropshire countryside yet exceptionally well-connected, Shifnal continues to be one of the region's most sought-after locations for families and professionals alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

14'7 x 11'8

KITCHEN/DINING ROOM

21'11 x 13'7

FIRST FLOOR

BEDROOM ONE

12'3 x 11'8

BEDROOM TWO

11'7 x 9'7

BEDROOM THREE

10'5 x 10'2

BATHROOM

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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.