



SAMUEL WOOD

175 Field Crescent, Shrewsbury, Shropshire, SY1 4PW

Asking Price £200,000



# 175 Field Crescent

Shrewsbury, Shropshire, SY1 4PW



- Well Presented Home
- Two Spacious Reception Rooms
- Three Well Proportioned Bedrooms
- Large Rear Garden
- Gas Central Heating
- NO CHAIN
- Cul-De-Sac Position
- Family Bathroom
- Viewing Highly Recommended
- EPC Rating C

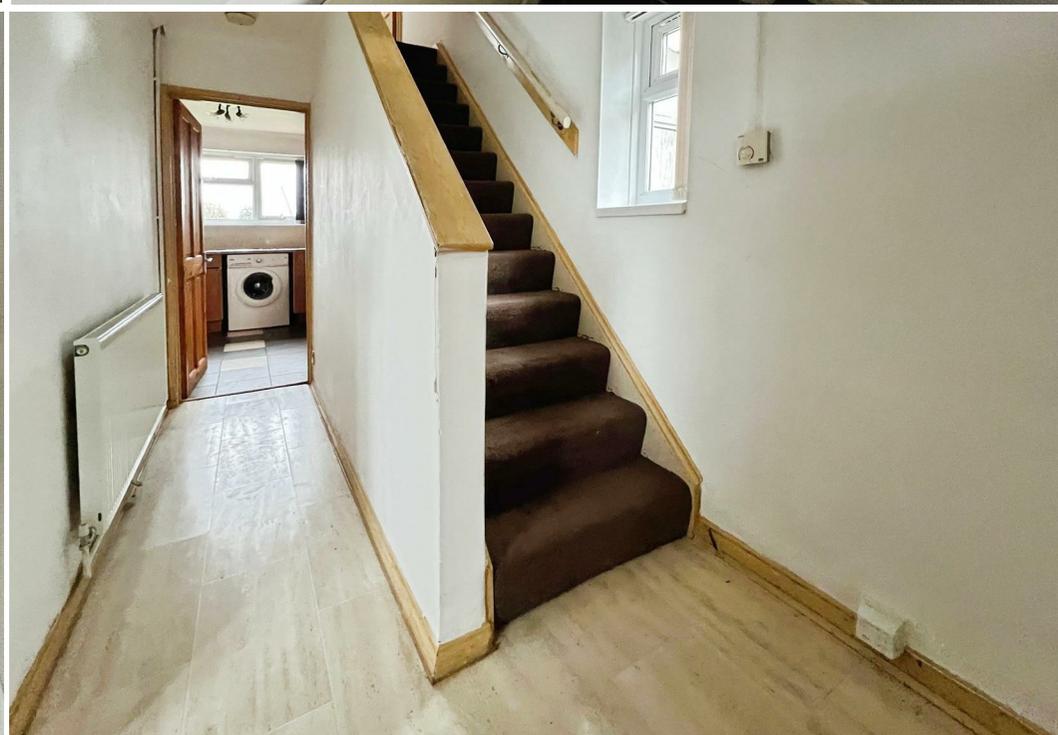
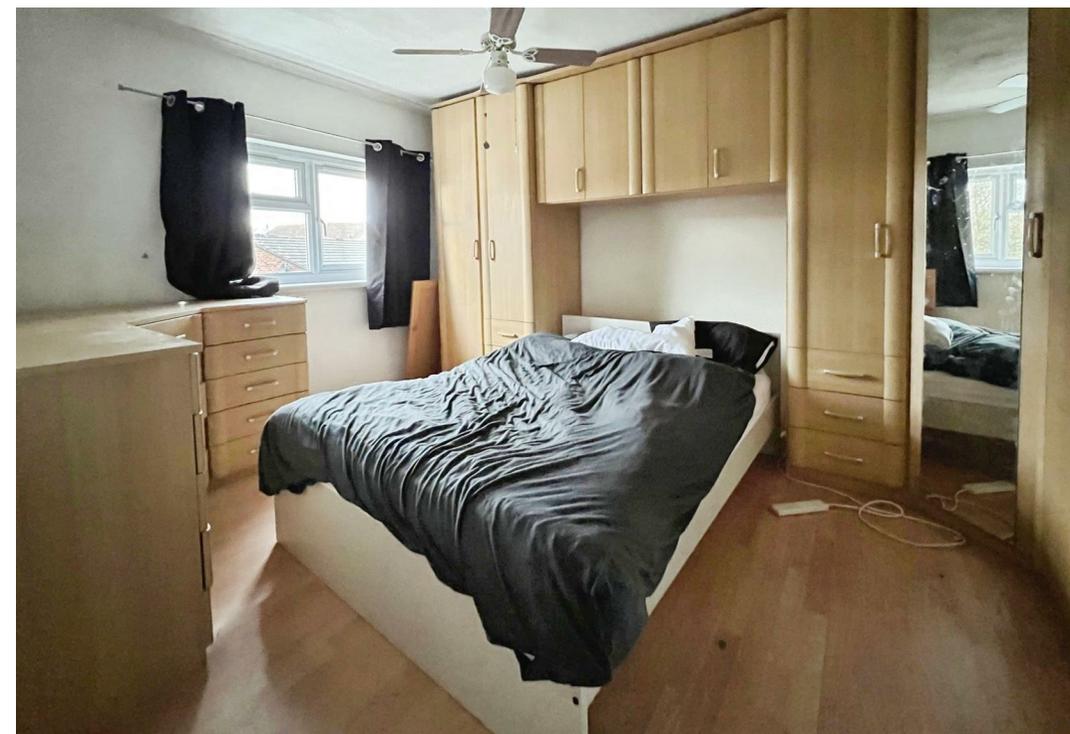
**\*SELLING WITH NO UPWARD CHAIN\*** Samuel Wood are delighted to offer for sale this well presented home on Field Crescent in Shrewsbury. Boasting a well designed layout with spacious living complemented by gardens and outbuilding storage. Occupying a desirable cul-de-sac position close to amenities including shops, pubs, retail park, within school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

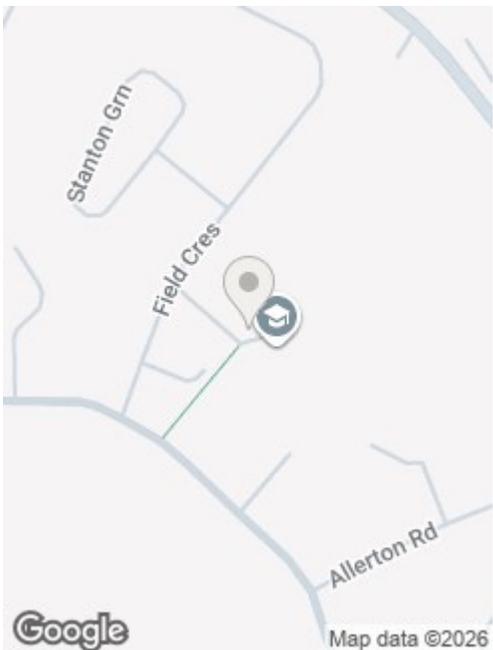
175 Field Crescent in Shrewsbury is a well-presented three-bedroom end-terrace home, offered to the market with no onward chain and positioned in a quiet cul-de-sac. The property benefits from a spacious ground-floor layout and a generous plot, making it an appealing choice for first-time buyers, families, or investors looking for a conveniently located home with scope to personalise.

The ground floor features a large entrance hall leading to a comfortable living room complete with a feature fireplace. Adjacent is a separate dining room, ideal for family meals or entertaining and a well-laid-out kitchen that provides access to a practical lean-to. This additional space includes two useful storage rooms and a further doorway leading directly to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, a family bathroom and a separate WC for added convenience. Outside, the sizeable rear garden enjoys a lovely open outlook, backing onto a school field for enhanced privacy. On-street parking is available, and the quiet setting combined with generous internal and external space makes this home a desirable opportunity within Shrewsbury.







## Directions

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

Broadband Speed: Basic 4Mbps, Superfast 48Mbps & Ultrafast 2300Mbps  
\*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: A

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

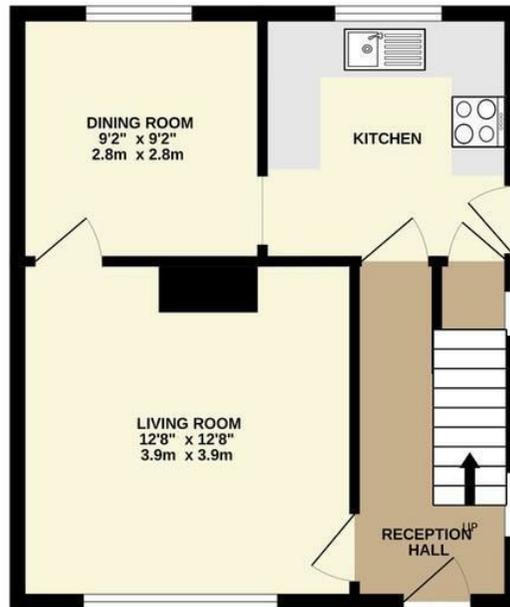
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



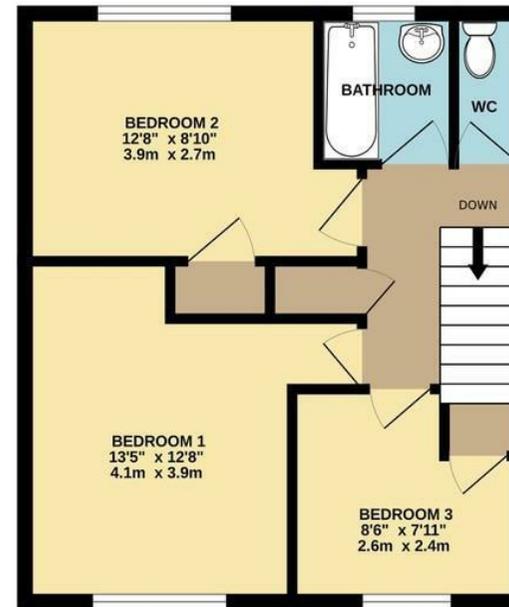


## Floor Plans

GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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  
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