



104 SEVERN WAY  
CRESSAGE | SHREWSBURY | SY5 6DS





# 104 SEVERN WAY

CRESSAGE | SHREWSBURY | SY5 6DS

Shrewsbury 7 miles | Telford 11.6 miles  
(all mileages are approximate)

AN IMMACULATELY PRESENTED AND ATTRACTIVELY PROPORTIONED  
DETACHED BUNGALOW, WITH LOVELY LANDSCAPED GARDENS AND A  
DELIGHTFUL OUTLOOK IN A SOUGHT AFTER VILLAGE LOCATION.

Most desirable village location  
Attractively presented throughout  
Neatly appointed living space  
Driveway and garage  
Beautiful landscaped gardens with lovely outlook over farmland



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury take the A458 south east heading towards Bridgnorth. Pass through the village of Cross Houses and continue onto Cressage. On arrival at the village, take the left turn just after the monument onto the Sheinton road. Proceed ahead taking the second right turn into Severn Way and the property will be found on the left hand side.

## SITUATION

The property is well situated in the popular village of Cressage which has a church, primary school, Doctors surgery and village shop. Cressage is conveniently situated for access to Shrewsbury which offers a comprehensive range of shopping, leisure and social amenities together with a rail service. It is also well placed for access to Telford, Much Wenlock and Bridgnorth and is positioned within a short distance of the M54 with its motorway links to the West Midlands.

## PROPERTY

This immaculate and beautifully presented detached bungalow enjoys a peaceful setting within this South Shropshire village, boasting delightful views over open fields to the rear. Offering well-proportioned and thoughtfully arranged accommodation, the property is ideal for those seeking both comfort and style in a semi-rural location.

The accommodation briefly comprises a welcoming entrance hall leading into a spacious living room, featuring twin glazed French doors that open directly onto the rear gardens, allowing for an abundance of natural light and a seamless connection to the outdoors.

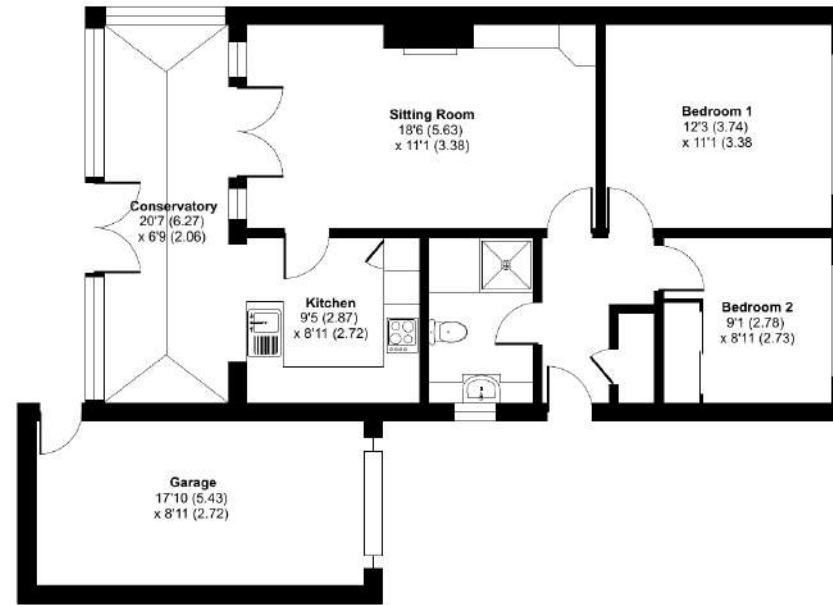


Approximate Area = 811 sq ft / 75.3 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 970 sq ft / 90 sq m

For identification only - Not to scale



GROUND FLOOR

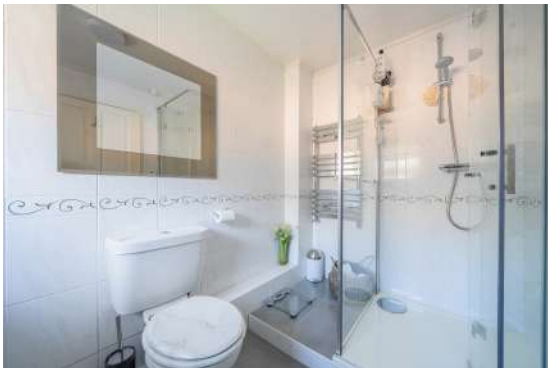


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1447379

The attractive, modern fitted kitchen is well-equipped with a range of integrated appliances and flows effortlessly into a generous conservatory, creating a wonderful additional reception space with panoramic views across the landscaped gardens and adjoining farmland.

There are two comfortably sized bedrooms, both served by a contemporary shower room fitted with a sleek white suite and a walk-in shower.





## OUTSIDE

Externally, the property benefits from a good-sized driveway providing ample off-road parking and leading to an attached garage. Gardens are located to both the front and rear. The front garden is attractively arranged with well-stocked shrub borders and a low-maintenance gravelled area. The majority of the outdoor space lies to the rear, where the current owners have created a beautifully landscaped haven featuring patio seating areas, gravelled sections, richly planted beds, and a charming natural stream running through-perfect for relaxation and outdoor enjoyment.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heating. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



