

37 Cresswell Court Shrewsbury SY3 8SN



3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- PERFECT FIRST TIME BUYER, GROWING FAMILY OR INVESTOR
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- SCOPE FOR MODERNISATION
- ENVIABLE LOCATION A SHORT STROLL FROM THE HOSPITAL
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- VIEWING RECOMMENDED
- EPC RATING C



*** SCOPE FOR MODERNISATION ***

An excellent opportunity for a buyer to put their own stamp on this 3 bedroom semi detached home which is offered for sale with no upward chain.

Occupying an enviable cul de sac location on the edge of this popular development, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops and is a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/ Dining Room with French doors to garden, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking for several cars and enclosed rear garden.

Offered for sale with no upward chain.

Property details

LOCATION

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RECEPTION HALL

Wooden and glazed entrance door to Reception Hall with window to the side, radiator.

LOUNGE

with window to the side, wooden fire surround and point for gas fire, media point, radiator.

KITCHEN/DINING ROOM

Dining area with double opening French doors to the garden, radiator.

The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances, tiled surrounds and eye level wall units, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor landing with window to the side.

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

The property is approached over driveway with parking for several cars. The Front Garden is laid to lawn with inset specimen tree. Double gates give access to Rear Garden which has paved sun terrace and laid to lawn, enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

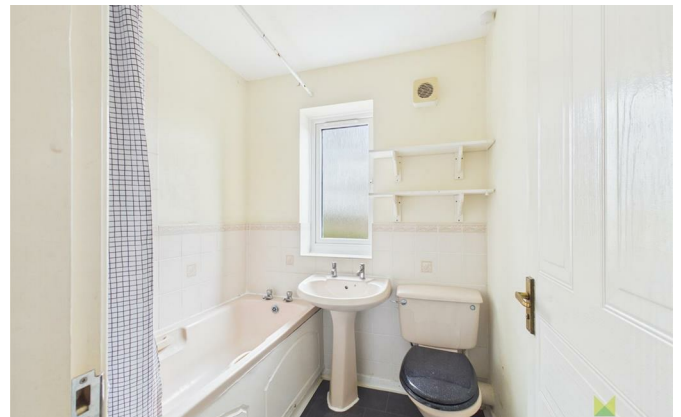
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

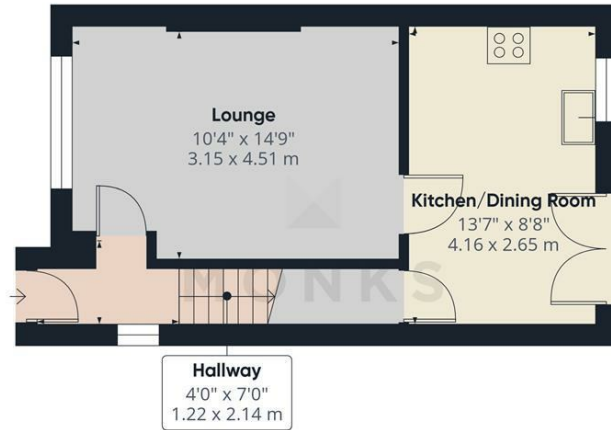
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

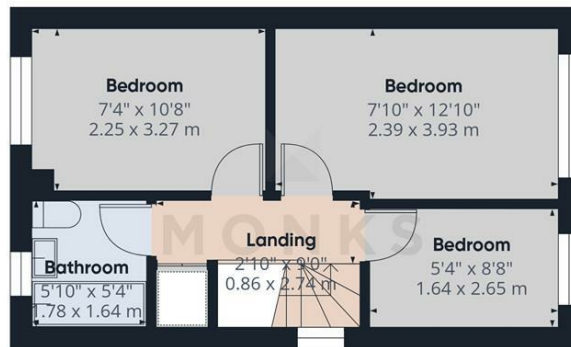
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Floor 0



Floor 1

Approximate total area[®]
622 ft²
57.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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