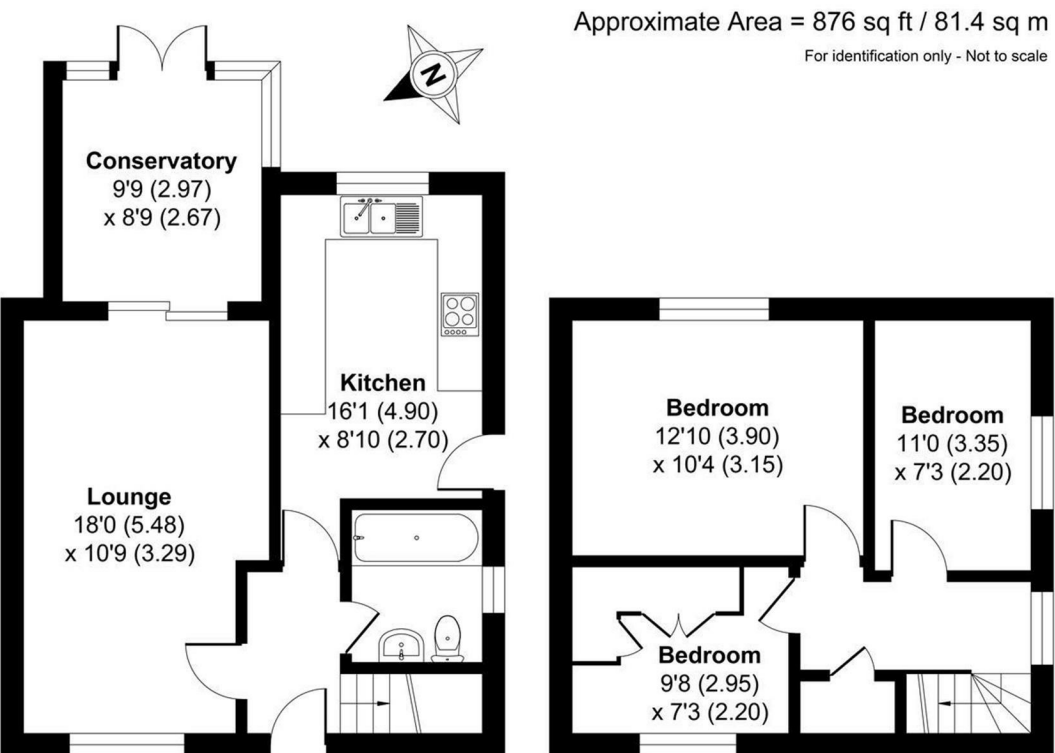


FOR SALE

1 The Crescent, Sheriffhales, Shifnal, TF11 8RF



Approximate Area = 876 sq ft / 81.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



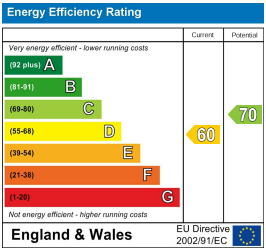
FOR SALE

Offers in the region of £284,000

1 The Crescent, Sheriffhales, Shifnal, TF11 8RF

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



A well-presented and recently improved three-bedroom semi-detached home situated in a highly sought-after village location. The property benefits from a newly fitted kitchen, a lounge with newly installed log-burning stove, conservatory, downstairs bathroom, detached outbuilding with utility and power, newly replaced roof, generous off-road parking, and a larger-than-average rear garden.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





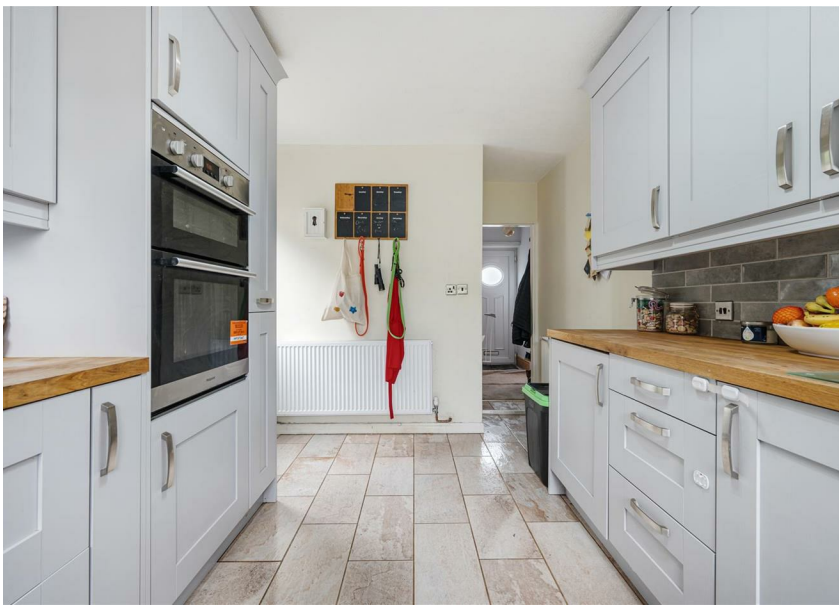
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Desirable Village Location
- Council Tax Band: B
- Driveway with Parking
- Larger Than Average Garden
- Close to Shifnal
- Log Burning Stove in Lounge

DESCRIPTION

This well-maintained and recently improved three-bedroom semi-detached property offers balanced and practical accommodation, ideally located within a desirable village setting.

The ground floor comprises a welcoming lounge featuring a newly installed log-burning stove, creating a cosy focal point. This opens into a spacious conservatory, providing additional reception space with pleasant views over the rear garden.

A particular highlight of the home is the beautifully appointed, newly fitted kitchen, finished to an excellent standard with a stylish and contemporary design, offering both functionality and strong visual appeal. A conveniently located downstairs bathroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, suitable for family living, guest accommodation, or home office use.

Externally, the property benefits from ample off-road parking to the front. To the rear, there is a larger-than-average garden, mainly laid to lawn, providing generous outdoor space. A detached outbuilding offers useful storage and incorporates a standalone utility area with power supply.

Further benefits include a recently replaced roof, enhancing the overall condition of the property.

The property represents an excellent opportunity for purchasers seeking a well-presented home with modern improvements in a popular village location.

LOCATION

The Crescent is located in the rural village of Sheriffhales, a peaceful community surrounded by open countryside. The village lies just a few minutes' drive from Shifnal, which offers shops, pubs, restaurants, primary schooling, and a railway station with direct services to Telford, Wolverhampton, and Birmingham.

The area provides convenient access to key road links including the A5, A41, and M54, making nearby towns such as Telford, Newport, and Stafford easily reachable. Sheriffhales benefits from local walking routes, farmland views, and a traditional village atmosphere.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

18'0 x 10'9

KITCHEN

16'1 x 8'10

BATHROOM

FIRST FLOOR

BEDROOM ONE

12'10" x 10'4"

BEDROOM TWO

11'0 x 7'3

BEDROOM THREE

9'8 x 7'3

EXTERNAL

GARDEN

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

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.