45 Green Crescent, Shrewsbury, SY2 6GR

Shrewsbury & Country House Sales

MILLER EVANS

45 Green Crescent, Shrewsbury, SY2 6GR

£270,000 Freehold

- Recently constructed and immaculately presented three-bedroom semi-detached home
- Situated on a convenient residential development within easy reach of the town centre, local amenities and the Shrewsbury bypass with M54 links to the West Midlands
- Well-appointed accommodation comprising entrance hall, cloakroom, lounge/dining room and fitted kitchen
- Principal bedroom with en-suite shower room, two further bedrooms and family bathroom
- Neatly kept rear garden laid to lawn with patio entertaining area
- Forecourt parking for two vehicles
- Gas-fired central heating and double glazing
- *No Upward Chain*

Chain Free - An immaculately presented recently constructed three-bedroom semi-detached home, occupying a pleasant position on a convenient residential development within easy reach of the town centre and local amenities, whilst also being well placed for access to the Shrewsbury bypass and M54 links to the West Midlands.

The property offers well-appointed and attractively presented accommodation comprising entrance hall, cloakroom, lounge/dining room and fitted kitchen. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside, the rear garden is neatly kept and laid mainly to lawn with a patio area ideal for entertaining, whilst to the front there is a forecourt providing parking for two vehicles. The property also benefits from gas central heating and double glazing throughout.

On Air: Radio 1

HAKUNA
MATATA

ENTRANCE HALL

CLOAKROOM
With wc and wash hand basin

KITCHEN
10'6" x 7'6"
Window to the front
Fitted with a range of modern wall and base units

LOUNGE/DINING ROOM
16'7" x 14'8"
Window to the rear and double doors opening onto the rear patio area

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
10'6" x 10'0"
Window to the front
Fitted wardrobes

EN-SUITE SHOWER ROOM
With walk in shower, wash hand basin and wc

BEDROOM 2
10'10" x 8'0"
Window to the rear

BEDROOM 3
7'2" x 6'10"
Window to the rear

FAMILY BATHROOM
With panelled bath, wash hand basin and wc

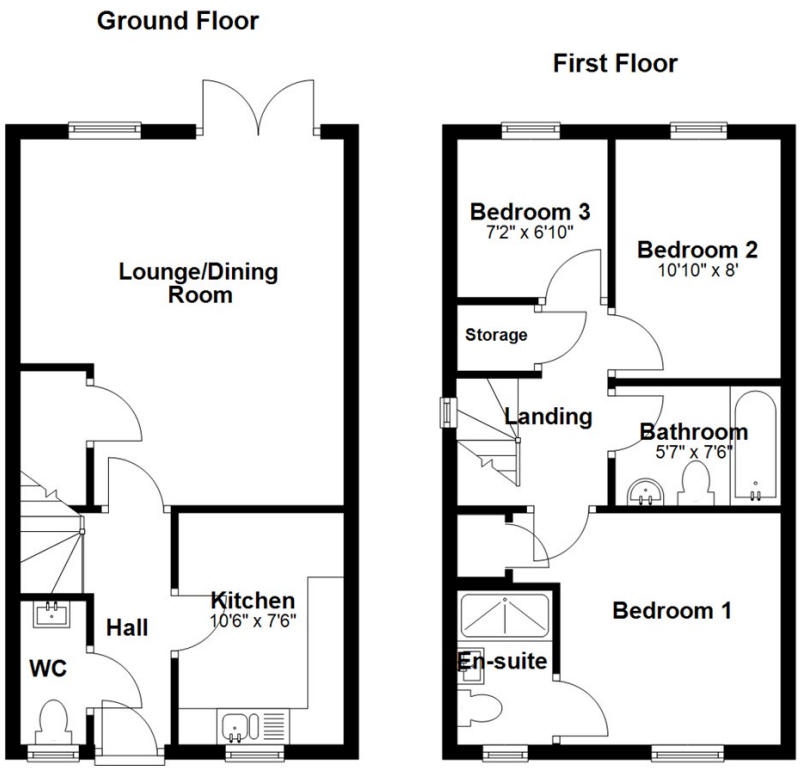
GARDENS & GROUNDS

Two allocated parking spaces to the front.

To the rear, enclosed garden and patio area.

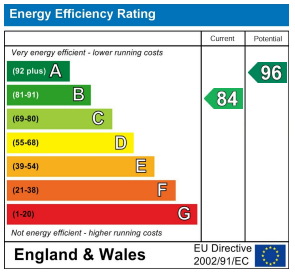
HOW TO GET THERE

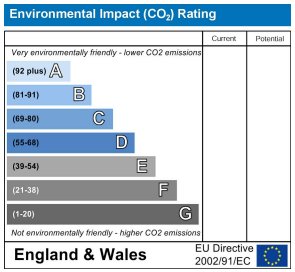
Proceed out of Shrewsbury on the Oteley Road. B4380 and after some distance, turn right into Fox Avenue then left into Green Crescent where the property will found after a further short distance on the left hand side.



Total area: approx. 817.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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