



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



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.







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.



