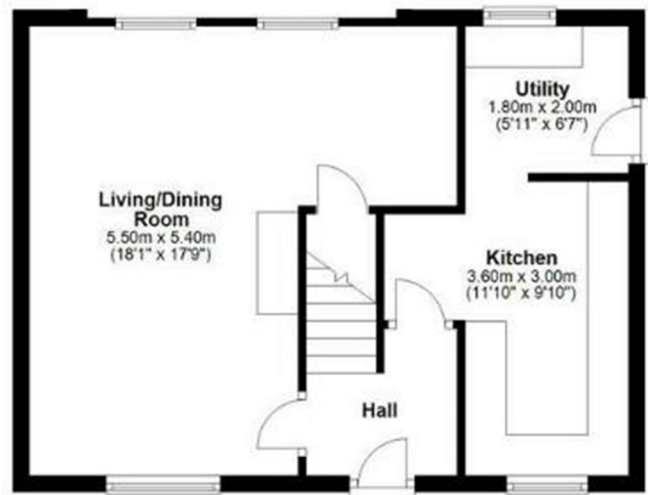


FOR SALE

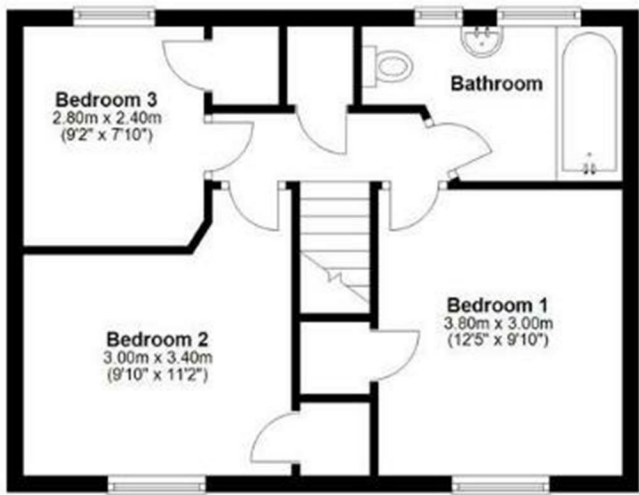
3 Claverley Crescent, Shrewsbury, SY1 4QX



Ground Floor



First Floor



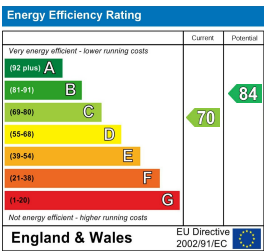
FOR SALE

Offers in the region of £215,000

3 Claverley Crescent, Shrewsbury, SY1 4QX

**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 three bedroom semi-detached house, offering good accommodation throughout with a modern fitted kitchen and bathroom and lovely southerly facing gardens.




01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@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.






1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well presented throughout
- Private off street parking
- Southerly facing good size gardens
- L shaped open plan sitting room/dining room
- Modern kitchen and bathroom
- Double glazing throughout

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane along onto Chester Street, go into the right hand lane and continue under the railway bridge and then left onto Castle Foregate. On arrival at the Heathgates roundabout take the second exit onto Sundorne Road. Continue past Shrewsbury Sports Village and take the next left on Moston Road, proceed along this road turning right onto Allerton Road. Take the next right onto Claverley Road, take the next right into Claverley Crescent and the property will be identified on the left hand side by a Halls For Sale Board.

SITUATION

The property is situated in a quiet and convenient location, in an established area, with a number of amenities close by including schools and shops, whilst being within easy access of retail parks and a selection of supermarkets. The town centre offers a comprehensive and diverse shopping centre with a range of facilities and a rail service. Commuters have excellent access to road links via the A49 to the A5 and onto Telford.

DESCRIPTION

3 Claverley Crescent is a traditional semi-detached house that offers well proportioned and improved accommodation, while benefiting from a good sized private southerly facing rear gardens and private driveway with parking. The property includes an entrance hall with staircase to the first floor landing, a well proportioned L shaped open plan sitting/dining room with windows to two elevations, understairs storage and a door leading through to the kitchen. There is a fitted kitchen with a range of floor and wall units, and access to the incredibly useful separate utility. On the first floor there are 3 bedrooms all having built in wardrobes, and a family bathroom. The property benefits from UPVC double glazing windows and gas fired central heating.

ACCOMMODATION

ENTRANCE HALL

With staircase to first floor and doors off and to:-

KITCHEN

With fitted eye and base level units, stainless steel sink unit and drainer, space and plumbing for washing machine, door to:-

UTILITY ROOM

Access door to side.

SITTING ROOM

L shaped spacious room with understairs storage cupboard and space for a dining table.

FIRST FLOOR LANDING

Doors off and to:-

BEDROOM ONE

With built in cupboard.

BEDROOM TWO

With built in cupboard.

BEDROOM THREE

With built in cupboard.

BATHROOM

Comprising a panelled bath with shower over, WC low type flush, pedestal wash hand basin.

OUTSIDE

To the front, the property is approached over a pathway with a single width tarmacadam driveway and a paved path leading to the formal reception area flanked by a front garden, mainly laid to lawn.

Gated access to the side of the property with an outside storage shed leading to the rear garden, which has a patio area with the gardens beyond mostly laid to lawn. The whole enclosed by closely boarded wooden fencing.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.