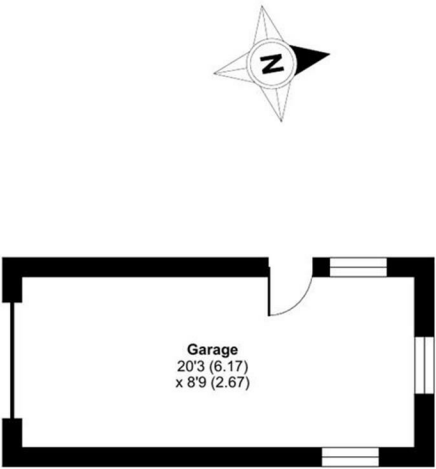
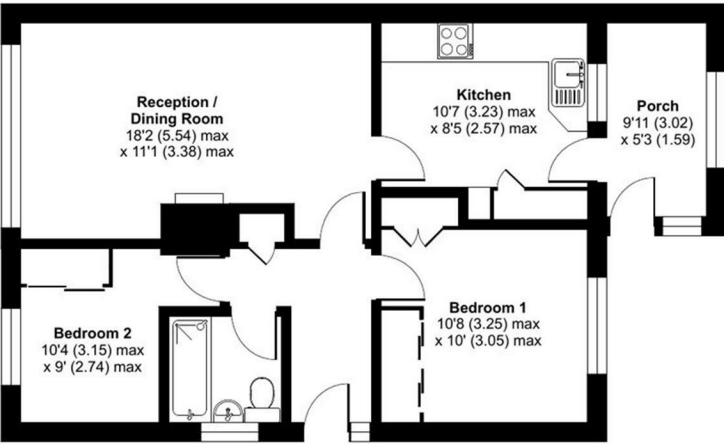


FOR SALE

27 Harcourt Crescent, Shrewsbury, SY2 5LQ



Approximate Area = 668 sq ft / 62.1 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 847 sq ft / 78.7 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1310995



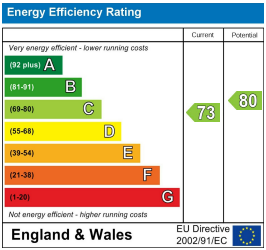
FOR SALE

Offers in the region of £195,000

27 Harcourt Crescent, Shrewsbury, SY2 5LQ

**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 semi detached bungalow situated on an impressive plot with scope for updating and improvement, located in a sought after area.



01743 236444


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




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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Scope for modernisation
- Gated private driveway
- Large frontage
- Westerly facing gardens
- 2 bedrooms
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge getting into the right hand lane. At the traffic lights follow the road around to the right, getting into the left hand lane heading onto Old Potts Way. At the next roundabout, take the first exit onto Bage Way and follow this through to the next roundabout taking the 3rd exit onto Crowmere Road. Follow this road past the school and take the right hand turn onto Harcourt Crescent. Follow this road around and the property will be identified after a short distance on the left hand side, clearly identifies by a Halls For Sale board.

SITUATION

The property is conveniently located in an established residential area close to a number of amenities including schools and shops. The town centre is readily accessible and offers a further and more fashionable range of social and leisure facilities together with a rail service. Commuters have easy access to the main Shrewsbury by-pass which links to the M54 motorway and through to Telford.

DESCRIPTION

27 Harcourt Crescent is a spacious two bedroom semi detached bungalow, which occupies a pleasant position within this sought after residential location. The accommodation comprises an entrance hall, large reception room, kitchen, side porch, two double bedrooms and a bathroom. The property has the benefit of garaging, a private gated driveway with Astro turf lawn and westerly facing rear gardens which are in need of landscaping.

ACCOMMODATION

ENTRANCE HALL

With doors off and to:-

LIVING ROOM/RECPETION ROOM

Having UPVC double glazed window to front, radiator, gas fire. A door gives access to:-

KITCHEN

Providing a range of eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with mixer tap over, integrated oven, gas hob with cooker canopy over, attractive wood effect flooring, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to the porch.

BEDROOM ONE

BEDROOM TWO

BATHROOM

Having tiled bath, low flush WC, wash hand basin, tiled walls, radiator, UPVC double glazed window to side.

OUTSIDE

To the front of the property there is an Astro lawned garden with block paved driveway leading to the garage.

THE GARDENS

To the rear of the property, there are westerly facing gardens and in need of maintenance but could could provide lovely gardens.

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.