



Helping *you* move



2 The Crescent, Sherrifhales, TF11 8RF

Are you looking for a home with a large garden in a village location? Well step this way! This attractive Semi Detached House offers all those things with accommodation of: Entrance Hall, Ground Floor Wet Room, Large Kitchen, Spacious Lounge, and 3 first floor Bedrooms. The property also offers a good sized modern Driveway and Parking Area.

Offers in the Region of
£290,000

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Overview

- Semi-Detached Home
- Village Location
- Three Bedrooms
- Entrance Hall
- Ground Floor Wet Room
- Kitchen
- Lounge
- Sizeable Rear Garden with Brick Built Shed with Workshop
- Driveway Parking
- Council Tax Band B
- EPC Rating D



BRIEF DESCRIPTION

Are you searching for a home with a spacious garden in a charming village setting? Look no further! This attractive Semi-Detached House offers exactly that. Step inside to discover a welcoming Entrance Hall, a convenient Ground Floor Wet Room, a large Kitchen, a spacious Lounge, and Three inviting Bedrooms on the first floor.

Outside, the property boasts a generously sized modern Driveway and Parking area. 2 The Crescent enjoys a prime location within the village of Sheriffhales, providing easy access to Shifnal and the A5 via a short drive. Don't miss out on this wonderful opportunity to embrace village life.

LOCATION

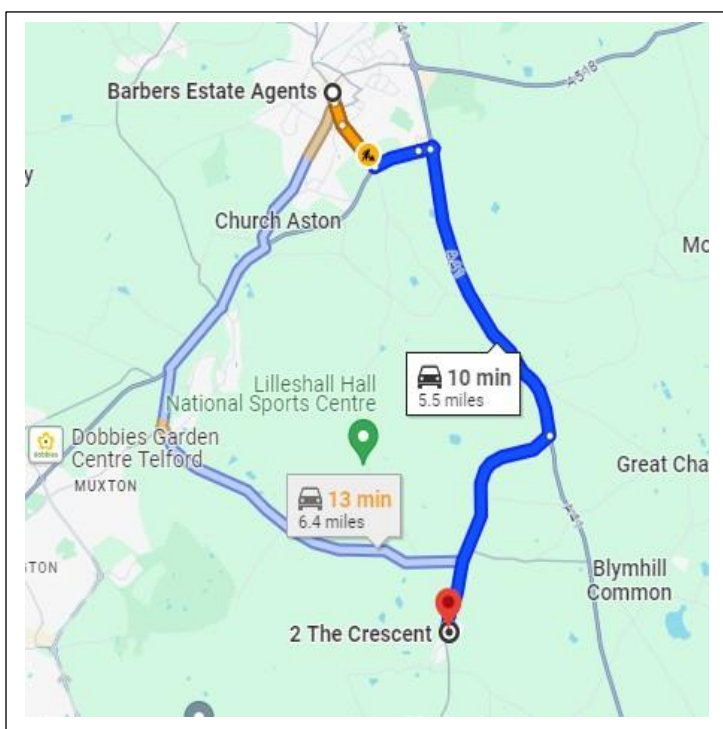
Situated in the Village of Sheriffhales, The Crescent offers a peaceful and picturesque lifestyle. Sheriffhales, a small village within Shropshire's beautiful countryside, provides a serene environment surrounded by natural beauty. The property benefits from excellent transport links, including the nearby A5 and M54, making it easily accessible for commuting or exploring the wider area. Families will appreciate the proximity to Sheriffhales Primary School, ensuring a convenient educational option for children.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that the property has mains, electricity, drainage and oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



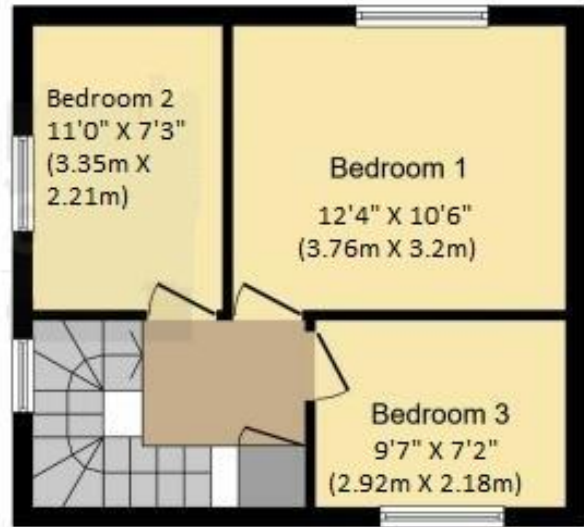
DIRECTIONS: From our office in the High Street, continue onto Upper Bar and onto Station Road. At the Sheep Roundabout take the 1st exit onto A518. At the mini roundabout, take the 2nd exit and stay on A518. At the large roundabout, take the 2nd exit onto Newport Bypass/A41 and continue to follow A41 for 2.5 miles then turn right onto B4379 and continue for 1.8 miles. Turn right onto Kettlemore Lane then turn right onto The Crescent and the property will be located on the left hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.