

# 23 Harlescott Crescent Shrewsbury SY1 3AU



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £285,000**

## The features

- IMPRESSIVE PERIOD SEMI DETACHED HOUSE
- MANY ORIGINAL FEATURES
- THROUGH LOUNGE, DINING/FAMILY ROOM
- 3 GENEROUS BEDROOMS AND RE-FITTED BATHROOM
- VIEWING ESSENTIAL
- LARGER THAN AVERAGE GARDEN WITH WORKSHOP/STUDIO
- RECEPTION HALL WITH OAK STAIRCASE
- RE-FITTED KITCHEN AND GROUND FLOOR SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING
- EPC RATING D



\*\*\* TRADITIONAL SEMI IN FABULOUS SIZED GARDENS \*\*\*

An excellent opportunity to purchase this immaculate, 3 bedroom semi detached house which is set in a truly fabulous sized garden and constructed in the early 1920's with its original period features including oak doors, staircase and beamed ceiling remaining - perfect for a growing family and offering great scope to extend if required (subject to the necessary consents).

Occupying an enviable position in this popular sought after location on the edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent local facilities on hand including schools, shops, supermarkets and regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, through Lounge with French doors leading onto the rear garden, Dining/Family Room, re Kitchen, Ground Floor Shower Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, purpose built Workshop/Studio, additional storage sheds and the most delightful extra large sized gardens offering a good level of privacy.

Viewing highly recommended.

## Property details

### DESCRIPTION

Set in this sought after location, Harlescott Village is an unadopted and exclusive courtyard of homes the majority of which were constructed in the early 1920's and finished to an impressive specification including oak architrave, skirting, doors and staircase. 23 is set in an extra large plot which lends itself to being extended, subject to the necessary consents).

### RECEPTION HALL

Covered entrance with original oak door opening to Reception Hall with attractive patterned tiled floor, oak panelling and staircase with useful under stairs storage cupboard. Radiator.

### LOUNGE

A lovely through room with window to the front and French door with windows to either side leading onto paved sun terrace and the garden. Feature chimney breast with oak surround, brick revealed insets housing cast iron log burner with oak storage cupboard and drawers to the side. Exposed beamed ceiling, media point, radiator.

### DINING/FAMILY ROOM

A lovely light room with windows to the side and rear, radiator and tiled flooring.

### KITCHEN

Attractively re-fitted with range of grey fronted shaker style units incorporating single drainer sink set into base cupboard with worksurface over and having space and point for washing machine and fridge. Additional base units and inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Window to the side and French door to the garden.

### SHOWER ROOM

refitted with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC set into concealed vanity, radiator and window to the front.

### FIRST FLOOR LANDING

From the Reception Hall oak staircase leads to the First Floor Landing with Airing Cupboard and access to roof space.

### BEDROOM 1

A generous double room with windows to the side and rear with lovely aspect over the garden, built in storage cupboards, radiator.

### BEDROOM 2

A double room with window to the front, built in storage cupboard, radiator.

### BEDROOM 3

with window to the rear with lovely aspect over the garden, radiator.

### BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail/radiator. Window to the front.

### OUTSIDE

The property occupies an enviable position in one of the larger plots on the development being approached over gravelled driveway which provides parking for numerous vehicles. There are lovely well stocked flower and shrub beds to either side of the drive and pedestrian access to the excellent sized REAR GARDEN with paved sun terrace immediately adjacent to the lounge surrounded by flower and shrub beds and which leads onto the large garden area which is laid mainly to lawn with raised flower and shrub beds which is enclosed with mature hedging and conifers and provides an high level of privacy. To the Rear is a large purpose built GARDEN WORKSHOP/STUDIO which is insulated with power and lighting, additional garden shed with external storage behind.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 23 Harlescott Crescent, Shrewsbury, SY1 3AU.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £285,000





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

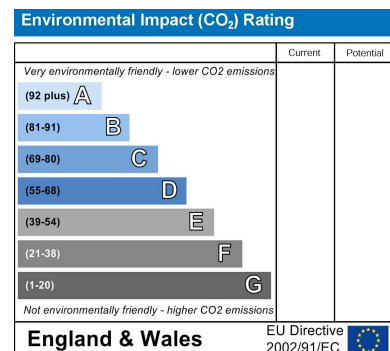
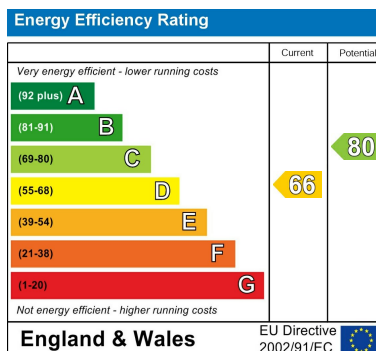
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.