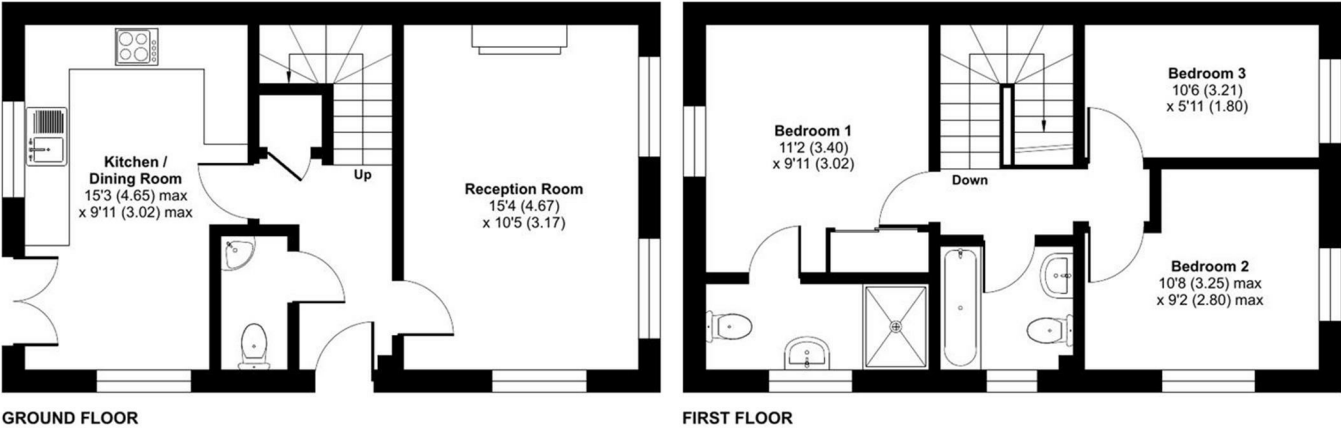


FOR SALE

13 Hendrick Crescent, Shrewsbury, SY2 6JF



Approximate Area = 834 sq ft / 77.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1411205



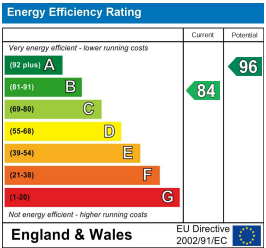
FOR SALE

Offers in the region of £285,000

13 Hendrick Crescent, Shrewsbury, SY2 6JF

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



An incredibly attractive and well-designed double fronted, end of terrace home that is beautifully presented throughout, has landscaped gardens and is situated in a good location within a popular development.



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



3 Bedroom/s



2 Bath/Shower Room/s





- 3 bedroom family home
- Living room with lovely views to the front
- Kitchen /dining room with built-in appliances
- Principal bedroom with en-suite shower room
- Private landscaped gardens
- Parking for two vehicles

DIRECTIONS
From Shrewsbury town centre proceed over the English Bridge and carry on straight up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the end of Sutton Road and at the T junction with Oteley Road turn left. Proceed towards the far end of Oteley Road taking the right turn onto Hendrick Crescent. Proceed along into the crescent taking the second left turning and then into the parking area in front of you. 13 Hendrick Crescent is the last house on the right with the front door around the corner with pedestrian access.

SITUATION
The property is conveniently situated on the southern outskirts of the town and well placed for a number of local amenities including the Meole Brace Retail Park which includes Sainsburys Supermarket. Schools including The Priory and Meole Brace are easily accessible. In addition there are a small number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley road quickly connects into the A5 and then through onto the M54 Motorway with Telford readily accessible. The property is an easy walk/cycle into town with a cycle path and local Mereside Park approximately 300 meters away.

DESCRIPTION
13 Hendrick Crescent is a most desirable and attractively presented modern, double fronted end of terrace house set in a private position with lovely views to the front. The owners have updated and finished the property to a high standard including adding a feature mock fireplace to the sitting room with storage either side. The mantelpiece in the lounge is also 200 year old oak with a Welsh Slate hearth. The ground floor boasts a generous size sitting room, and a lovely open plan kitchen/dining room with French doors leading to the patio and gardens beyond. The kitchen includes a modern range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap, integral oven and grill with 4 ring gas hob unit, with fitted splash and filter hood over integral dishwasher and space for a washing machine. There is also a separate guest WC.

To the first floor there are three good size bedrooms, the principal of which has built in wardrobes and an ensuite shower room, whilst the remaining two are served by the family bathroom.

OUTSIDE
Outside there is side by side private parking for 2 vehicles.

The gardens are predominantly positioned to the rear and have been landscaped. They offer a patio immediately to the rear with a lawned area and then steps leading to a further patio seating area. There is a garden shed.

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 'C' on the Shropshire Council Register.

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