



30 St. Oswalds Crescent, Brereton, CW11 1RW

£275,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

30 St. Oswalds Crescent

Brereton

Well-presented 2/3 bed semi on a corner plot with gardens, off-road parking, log burner, flexible living space, air source heat pump, solar panels, and private south-facing courtyard.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located on the ever popular St Oswalds Crescent in Brereton
- A generous corner plot with gardens to the front, side and rear
- Energy efficiency with air source heat pump and solar panels
- Living room to the front and log burning stove
- Second reception room with doors onto the garden, previously used as bedroom 3
- Kitchen opening to the utility area which leads onto the garden, separate cloakroom/W.C off the hallway
- Two bedrooms to the first floor - a large main bedroom and second bedroom
- Three piece bathroom to the first floor
- Block paved driveway providing off road parking for several vehicles
- Paved rear south facing courtyard and shed along with side lawned area



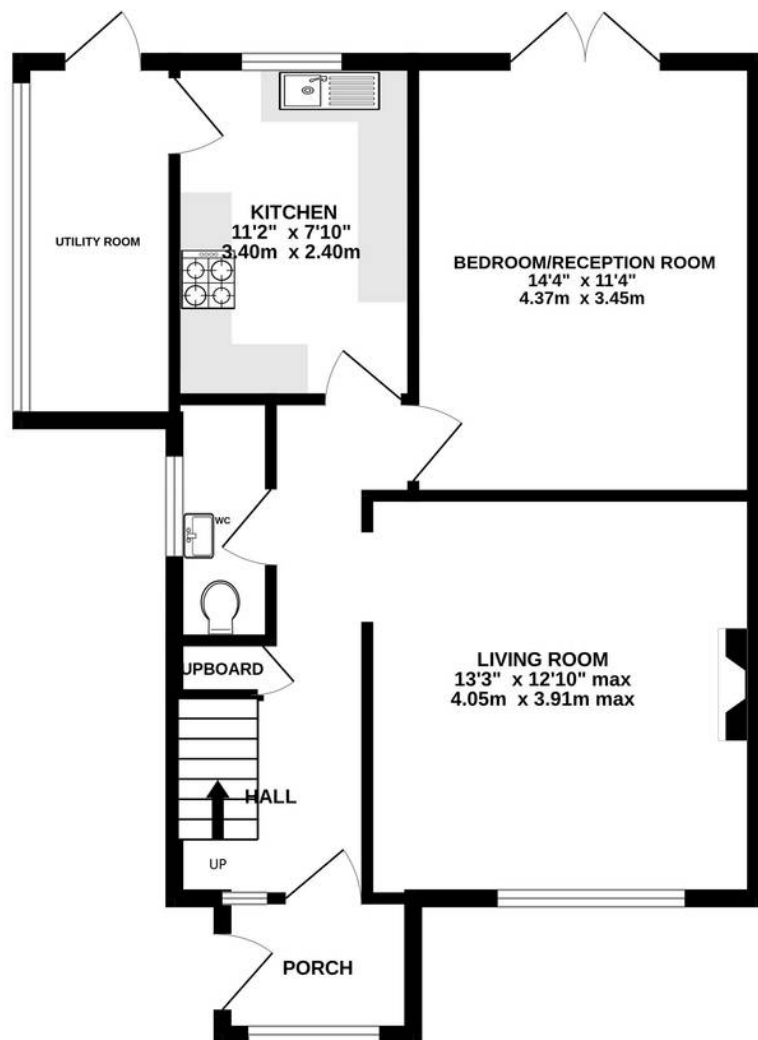
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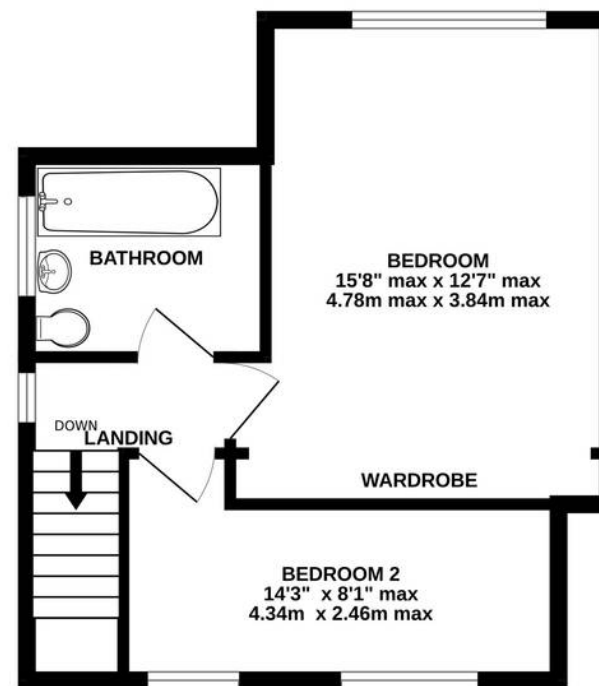
Situated on the ever popular St Oswalds Crescent in Brereton, this well-presented two/three bedroom semi detached house offers spacious and versatile accommodation, ideal for families and those seeking energy efficiency. The property occupies a generous corner plot, providing gardens to the front, side and rear. The welcoming entrance hall leads to a bright living room at the front of the house, featuring a charming log burning stove for cosy evenings. A second reception room, previously used as bedroom three, offers flexible living space and benefits from doors opening directly onto the garden. The kitchen is fitted with a range of units and opens into a practical utility area, which in turn leads to the garden. A separate cloakroom and W.C. are conveniently located off the hallway. Upstairs, there are two bedrooms, including a spacious main bedroom and a comfortable second bedroom. The family bathroom is fitted with a modern three piece suite. The property also boasts an air source heat pump and solar panels, ensuring excellent energy efficiency. A block paved driveway to the front provides ample off road parking for several vehicles. The outside space is a particular highlight of this home. The property sits on a generous corner plot, with a lawn area to the front and a spacious side garden offering further lawned areas, ideal for children to play or for those who enjoy gardening. The south facing rear courtyard is paved and provides a private, low maintenance space perfect for outdoor dining or relaxing in the sunshine. There is also a useful shed for additional storage. Mature shrubs and fencing provide privacy and a pleasant outlook. With its combination of generous outside space, off road parking and energy efficient features, this property offers an excellent opportunity for buyers seeking a comfortable home in a desirable location.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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