



## 64 Tilstock Crescent , Sutton Farm, Shrewsbury, Shropshire, SY2 6HH

### Offers in Excess of £299,995

A particularly well presented larger style 3 bedroom semi detached house in a superb position within this desirable location. Accommodation includes: Entrance Hall, Living Room, Spacious Modern Fitted Kitchen, Dining Room, 3 Large Bedrooms, Modern Fitted Shower Room, OCH, DG, Garage, Large Driveway, Attractive Gardens, The good size plot has excellent potential for adding and extension - subject to Planning.

Viewing Highly Recommended.



**64 Tilstock Crescent , Sutton Farm, Shrewsbury, Shropshire, SY2 6HH      Ref: 4340**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Double glazed entrance door.

**Entrance Hall**

Staircase leads to First Floor Landing, radiator.

**Living Room** 16' 3" x 10' 7" (4.95m x 3.22m)

Brick fireplace, radiator, double glazed bow window to the front.

**Kitchen** 13' 4" x 11' 11" (4.06m x 3.63m)

Fitted light oak fronted units, laminate work surfaces, inset sink unit, tiled splash back, washing machine, fridge freezer and cooker included, double glazed window, door to the side.

**Dining Room** 10' 0" x 8' 7" (3.05m x 2.61m)

Radiator, double glazed window to the rear.

**First Floor Landing**

Access to loft space.

**Bedroom 1** 12' 7" x 10' 10" (3.83m x 3.30m)

Radiator, double glazed window to the rear.

**Bedroom 2** 10' 5" x 10' 1" (3.17m x 3.07m)

Radiator, double glazed window to the front.

**Bedroom 3** 11' 6" x 8' 10" (3.50m x 2.69m)

Radiator, double glazed window to the front.

**Bathroom**

Fitted with 3 piece suite including corner shower cubicle with tiled walls and sliding doors, wash basin set to vanity unit with cupboards and drawers, WC, towel radiator, double glazed window to the rear.

**Outside - Front**

Gravel and block paved driveway provides ample parking to the front, access to garage with concrete standing, side service door.

**Rear Garden**

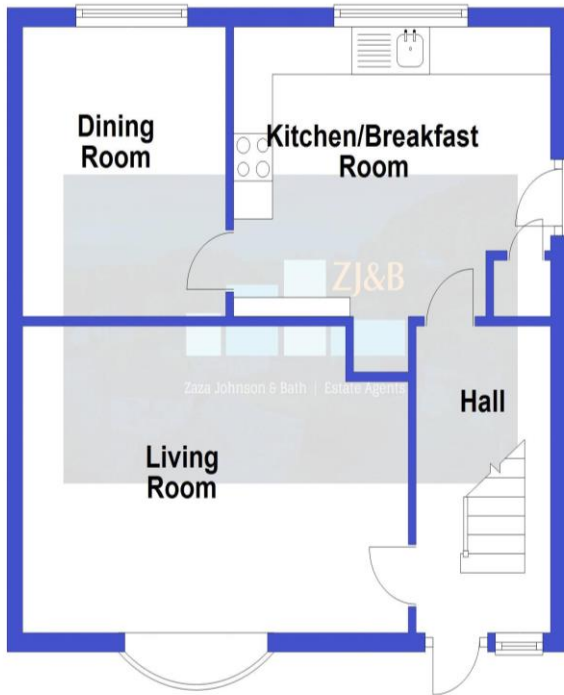
The rear garden provides a patio area with raised bed, lawn beyond and encloses by fencing.

**Council Tax Band C**

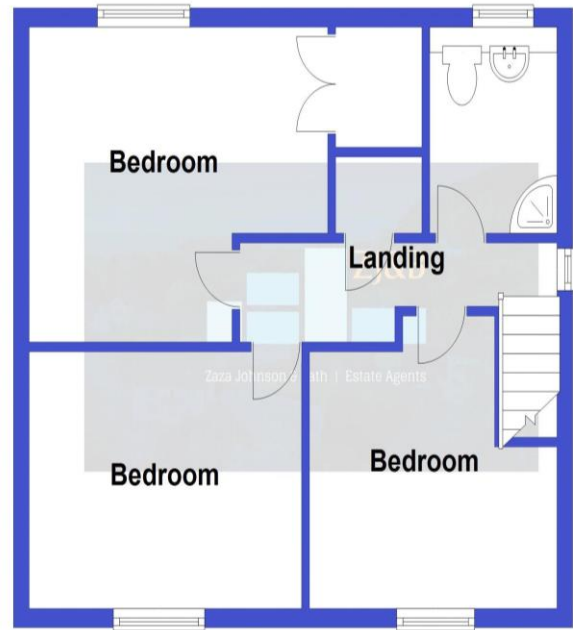
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor

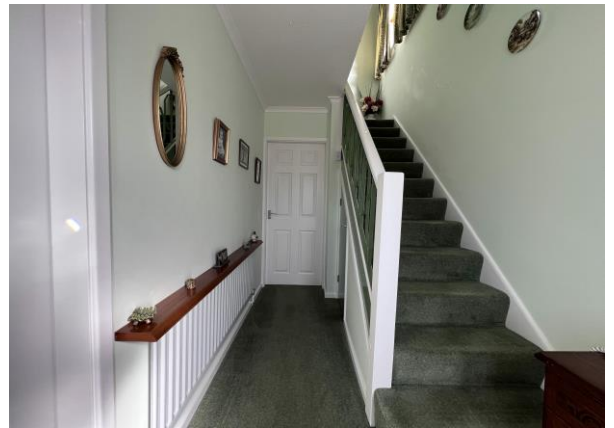


## First Floor



## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																	
64 Tiblock Crescent SHREWSBURY SY2 6HH	Energy rating <b>D</b>																																
	Valid until: 24 October 2032 Certificate number: 9098-2541-7922-6025-1023																																
Property type	Semi-detached house																																
Total floor area	90 square metres																																
<b>Rules on letting this property</b>																																	
Properties can be let if they have an energy rating from A to E.																																	
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance</a> ).																																	
<b>Energy efficiency rating for this property</b>																																	
This property's current energy rating is D. It has the potential to be B.																																	
<a href="#">See how to improve this property's energy performance.</a>																																	
The graph shows this property's current and potential energy efficiency.																																	
Properties are given a rating from A (most efficient) to G (least efficient).																																	
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																	
For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>66</td> <td>81</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	66	81	39-54	E			21-38	F			1-20	G			
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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**