



## 37 Tudor Road, The Farthings, Shrewsbury, Shropshire, SY2 6TD

**£375,000**

A really well presented 3 bedroom detached house in a enviable position on a popular development. Enjoying a large private garden, accommodation provides: Hall, Guest WC, Living Room, Spacious Fitted Kitchen/Dining Room, Impressive Bathroom, 3 Bedrooms, Attractive Garden Room, GCH, DG, 2 Car Drive, Great Location With A Range Of Amenities Close To Hand.



## **37 Tudor Road, The Farthings, Shrewsbury, Shropshire, SY2 6TD**

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 with matching side screen.

### **Entrance Hall**

Radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Half tiled walls and fitted with corner wash basin with cupboard beneath, WC, double glazed side window.

### **Living Room** 13' 4" x 12' 2" (4.06m x 3.71m)

Ornamental fireplace with contemporary fuel effect electric fire inset, radiator, double glazed bow window with integrated blinds enjoying open front aspect.

### **Kitchen/Dining Room** 18' 6" x 8' 10" (5.63m x 2.69m)

Beautifully fitted with excellent range of contemporary units to 3 wall areas, wood effect laminated work tops, inset sink unit, plinth lighting, integrated electric oven and 4 ring gas hob, tiled splash to work areas, radiator, 2 double glazed windows overlooking attractive, private rear garden, double glazed door to the rear.

### **First Floor Landing**

Built in airing cupboard, double glazed side window.

### **Bedroom 1** 13' 4" x 10' 8" (4.06m x 3.25m)

Radiator, range of fitted wardrobes with sliding doors, large double glazed window to the front.

### **Bedroom 2** 10' 1" x 9' 0" (3.07m x 2.74m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

### **Bedroom 3** 7' 8" x 7' 8" (2.34m x 2.34m)

Radiator,, built in storage cupboard, double glazed window to the front.

### **Bathroom**

Attractively fitted with contemporary white 3 piece suite including 'P' shape bath with electric shower unit over, fully tiled walls to shower area, wash basin with cupboard beneath, WC, half tiled to further walls, tiled flooring, heated towel rail, double glazed window to the rear.

### **Outside**

The property enjoys a lawn to the front with shrubs, tree and gravel border. Tarmac driveway providing parking for 2 cars and access to Garage.

### **Garden Room** 16' 8" x 7' 9" (5.08m x 2.36m)

French doors leading into the to the rear garden, side and front windows.

### **Rear Garden**

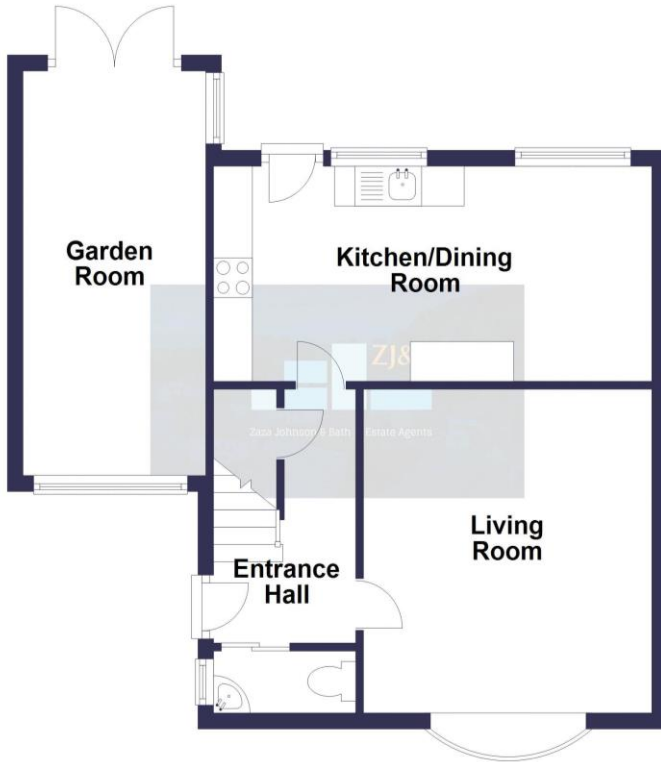
The garden to the rear is a real feature of the property offering excellent privacy being enclosed by high level timber fencing and hedging. Approached onto a paved patio with large area of lawn beyond, deep gravel borders containing heathers and shrubs. Further patio to the rear boundary, timber decking with timber shed 9'10 x 4'9". Pathway with gate leads to the front of the property.

### **Council Tax Band D**

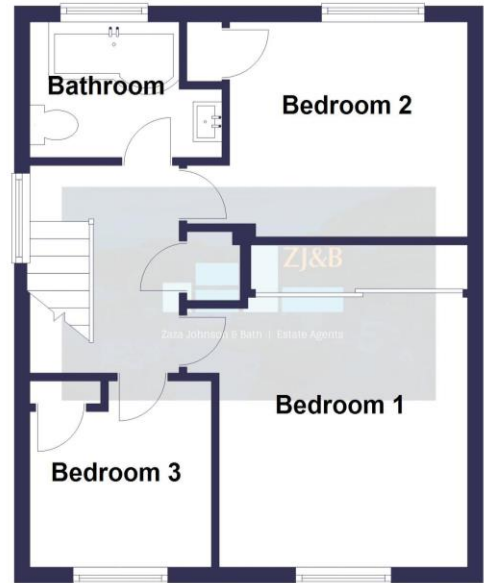
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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## FLOOR PLANS FOR GUIDANCE ONLY

### Energy performance certificate (EPC)

37, Tudor Road SHREWSBURY SY2 6TD	Energy rating <b>D</b>	Valid until: 20 September 2026 Certificate number: 0544-2879-7613-9326-4605
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**Property type**  
Detached house

**Total floor area**  
77 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



### **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**