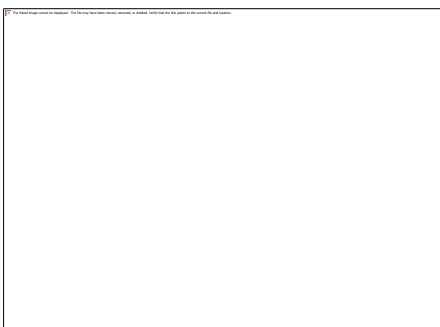




112 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire, SY2 6HB

£289,995

This larger style 3 bedroom semi detached house is an excellent choice for families. Offering 3 Double Bedrooms And Contemporary Fitted Shower Room, The Ground Floor Space Provides A Generous Entrance Hall, Large Living Room, Dining Room Overlooking The Impressively Spacious Gardens And Fitted Kitchen. Outside Is Ample Driveway Parking And Garden/Games Room (Converted Garage). Great Location With Range Of Amenities On The Doorstep.



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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

Entrance storm porch, decorative double glazed entrance door with side window.

Spacious Entrance Hall 11' 0" x 5' 10" (3.35m x 1.78m)

Wood style laminate flooring, radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

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

Large double glazed window to the front, double radiator, feature ornamental fireplace, wood style laminate flooring. Wide opening to

Dining Room 10' 6" x 8' 11" (3.20m x 2.72m)

Wood style laminate flooring, double glazed French doors lead onto large, private rear garden.

Kitchen 13' 2" x 9' 5" (4.01m x 2.87m)

A large Kitchen with a good range of units with laminate work tops with tiled surround, inset sink unit, wall mounted gas fired central heating boiler, built in pantry, tiled flooring, double radiator, double glazed window overlooking rear garden, double glazed door to the side.

First Floor Landing

Double glazed window to the side, built shelved airing cupboard with radiator.

Bedroom 1 12' 0" x 10' 7" (3.65m x 3.22m)

Radiator, double glazed window to the front.

Bedroom 2 11' 8" x 10' 7" (3.55m x 3.22m)

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

Bedroom 3 12' 0" x 10' 5" (3.65m x 3.17m)

Radiator, double glazed window to the front.

Shower Room

Fitted with contemporary white suite providing large shower cubicle with spa shower, wash basin and WC, fully tiled walls, radiator, extractor, double glazed rear window, access to roof space.

Outside - Front

The front garden is laid to lawn with wide gravel driveway alongside providing parking.

Rear Garden

Approached onto a brick paved patio with wicket style fence and gate leading through to large area of lawn with selection of shrubs to border and apple tree. Timber decking to one corner and the garden is enclosed by close boarded timber fencing.

Brick Built Garden Room 12' 10" x 9' 10" (3.91m x 2.99m)

Formerly the Garage. Converted to a useful Games/Garden Room. Laminate flooring, double glazed window to the side, timber wall panelling to 3 walls, power and lighting. The front of the garage has been retained for storage. Wide opening to garden bar area with power supply.

Council Tax Band C

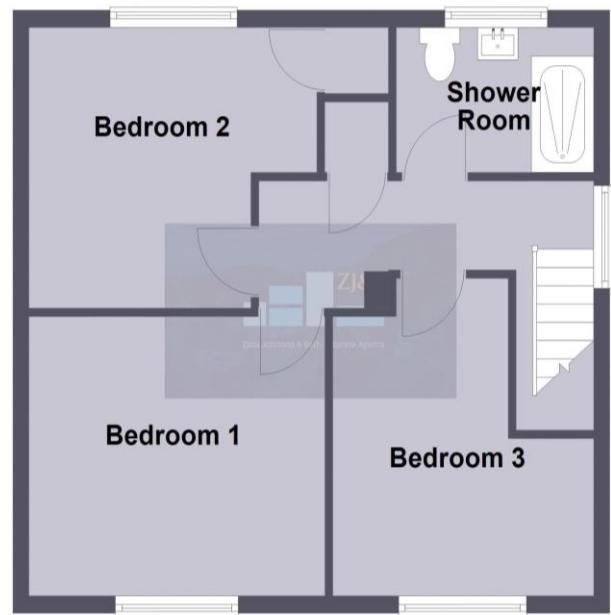
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
112 Tallock Crescent SHREWSBURY SY2 6HB	Energy rating C	Valid until: 21 September 2034	Certificate number: 2009-3042-6201-4574-1204																																
Property type	Semi-detached house																																		
Total floor area	94 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<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>74 C</td> <td>89 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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	74 C	89 B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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FREE MORTGAGE ADVICE

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

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