



**56 Tudor Road, The Farthings, Shrewsbury, SY2 6TB**

3 bedroom semi-detached house—£250,000 Freehold

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Coopergreenpooks.co.uk

£250,000 Freehold—3 bedroom semi-detached house

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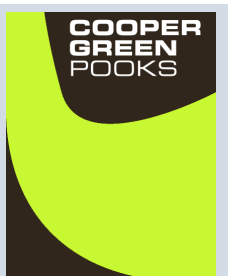
This well-maintained semi-detached family home is located in a lovely position, with a good-sized south facing rear garden that backs directly onto a footpath leading to the Rea Brook Valley Nature reserve.

## KEY FEATURES

- Entrance hall with built in storage and access to both kitchen and living room.
- Living room with windows to 2 elevations and a separate dining room with glazed double doors to garden.
- Fitted kitchen with windows to side and rear.
- Staircase from dining room to landing where there are 3 bedrooms (2 with built in wardrobes) and a bathroom.
- New fitted carpets throughout
- uPVC double glazed windows and gas fired central heating.
- Driveway providing parking for at least 2 cars.
- Private rear garden, which is mainly lawned with a large, paved terrace.
- Adjoining the rear garden is a foot/cycle path providing direct access to both Mereside Park and the Rea Brook Nature Reserve.
- Quiet and popular residential area, a short walk from local pubs, shops, supermarket and schools.
- Vacant with no onward chain.

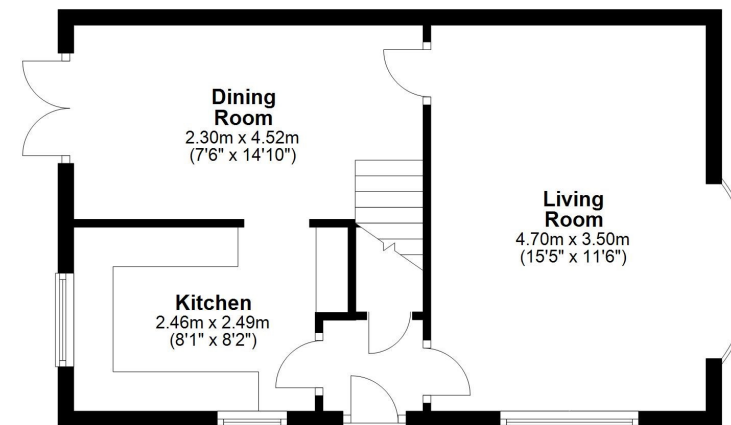
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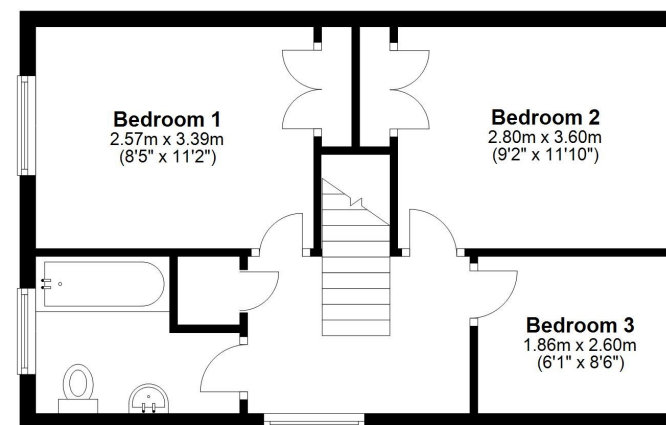
## Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 76.7 sq. metres (825.3 sq. feet)

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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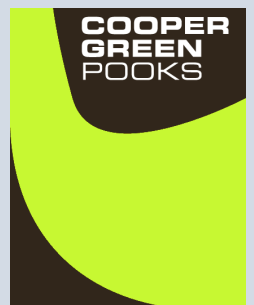
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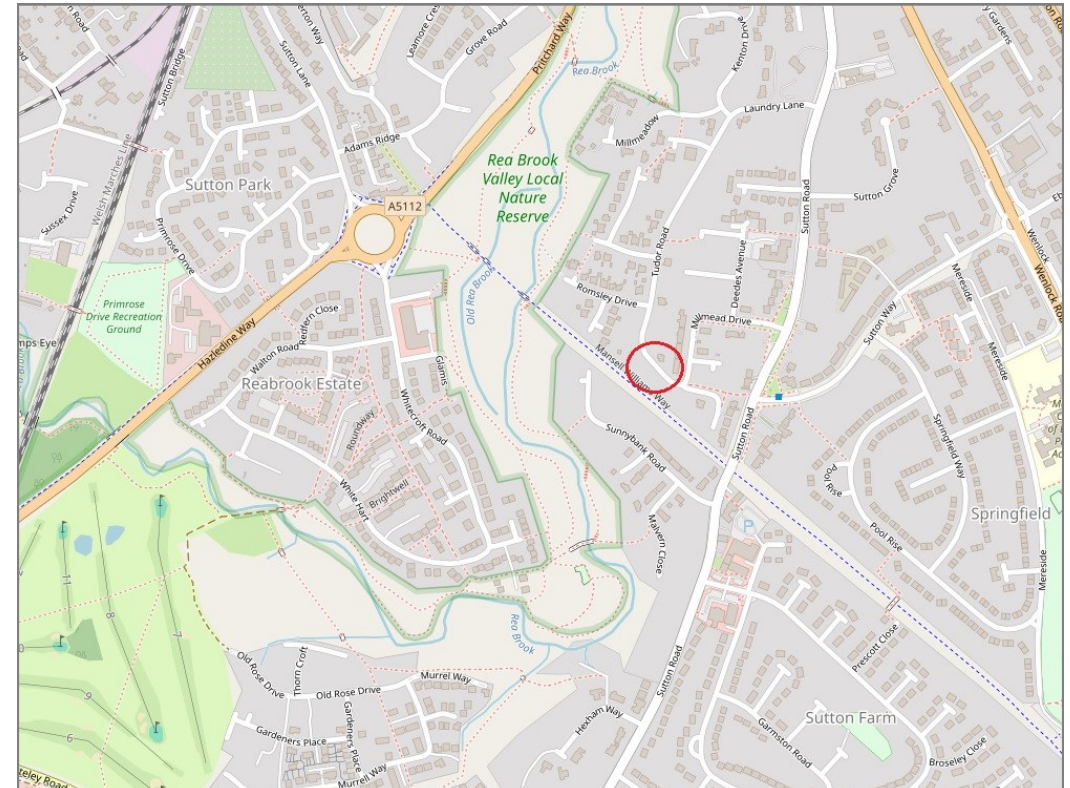
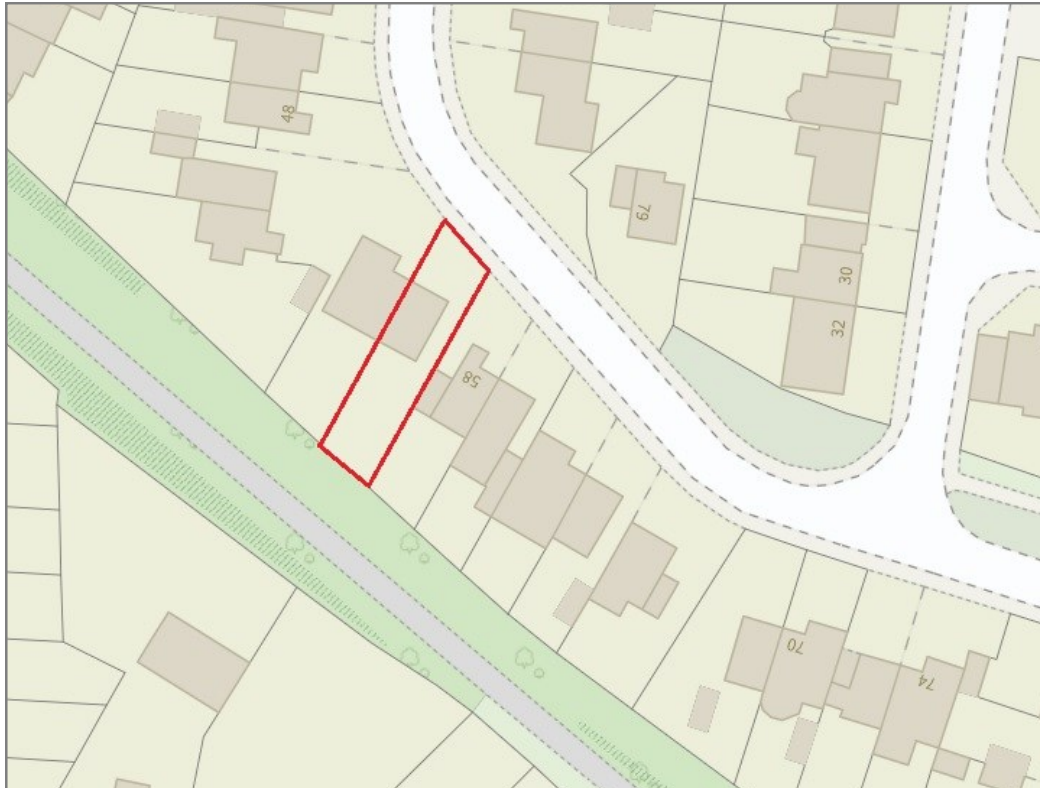
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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band C</b>                           |
| EPC Band        | <b>Band C</b>                           |
| Services        | <b>All mains services are connected</b> |

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

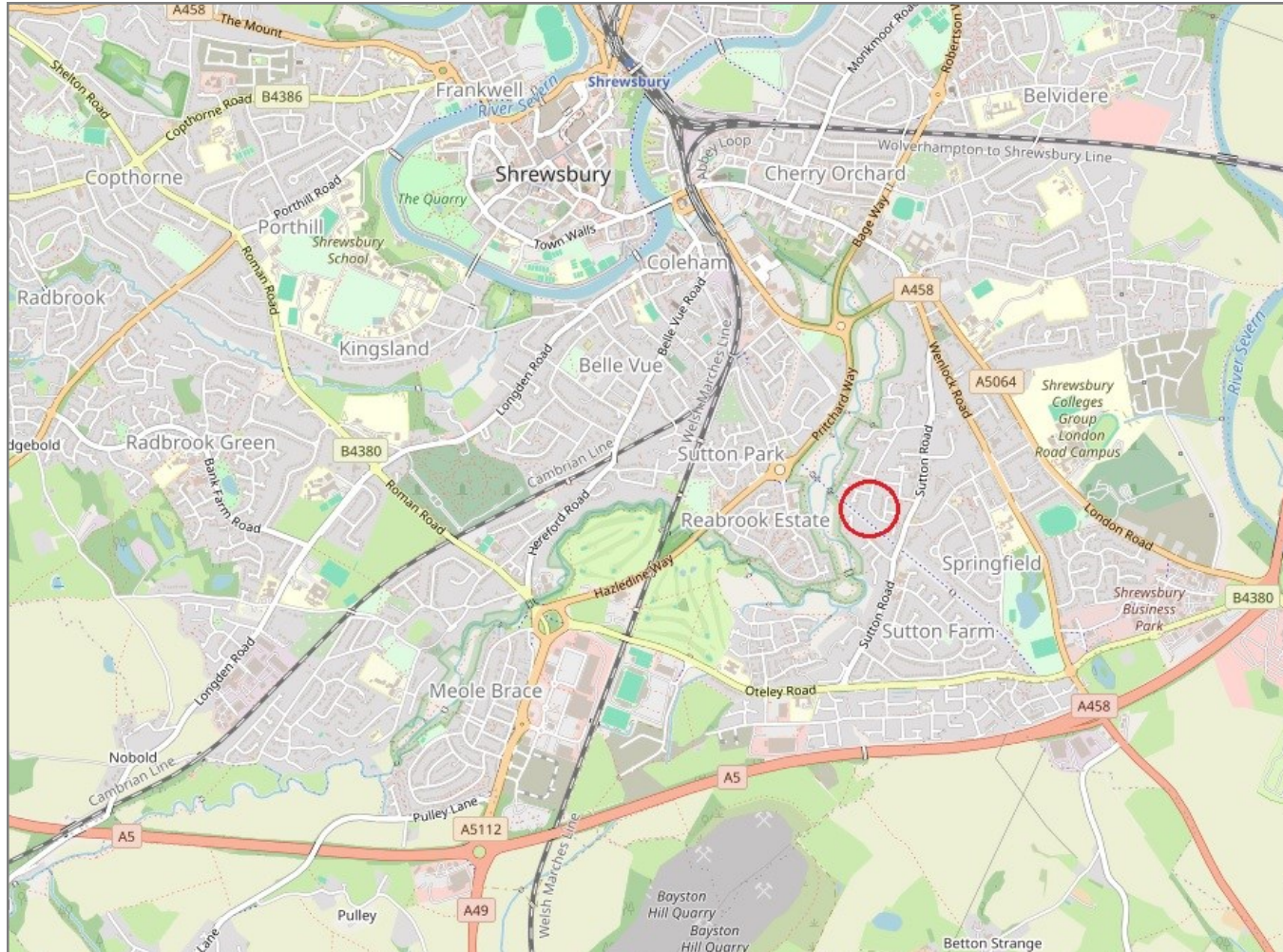
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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