



SAMUEL WOOD

64 Tilstock Crescent, Shrewsbury, Shropshire, SY2 6HH

Offers In The Region Of £310,000







# 64 Tilstock Crescent

Shrewsbury, Shropshire, SY2 6HH



- Larger Style Semi-Detached Property
- Bay Fronted Living Room
- Three Bedrooms & Bathroom
- Driveway Parking & Garage
- Close to Amenities
- Popular Residential Location
- Dining Room & Breakfast Kitchen
- Delightful Enclosed Gardens
- Oil Fired Central Heating
- EPC Rating D

Welcome to 64 Tilstock Crescent, where spacious living meets a popular location. This property provides the larger style three-bedroom semi in making it a must for families seeking ample space and comfort. Situated within a large corner plot, this home offers a prime position amidst the Sutton Farm neighbourhood.

As you step into the reception hall, you are greeted by an inviting ambiance that sets the tone for the rest of the house. The reception rooms are generously proportioned, providing space for entertaining guests or simply unwinding after a long day. The kitchen overlooks the rear garden and the oil fired boiler is located here.

Upstairs, you will find three good-sized bedrooms and the shower room is located off the spacious landing.

The property is approached over the driveway with a garage for convenient parking or extra storage, access to the side leads to the pretty, enclosed rear garden.

Located in a highly sought-after residential area, this property offers more than just a place to live - it offers a lifestyle. With excellent facilities nearby, including schools, shops and parks, residents can enjoy the convenience of town living without compromising on space.

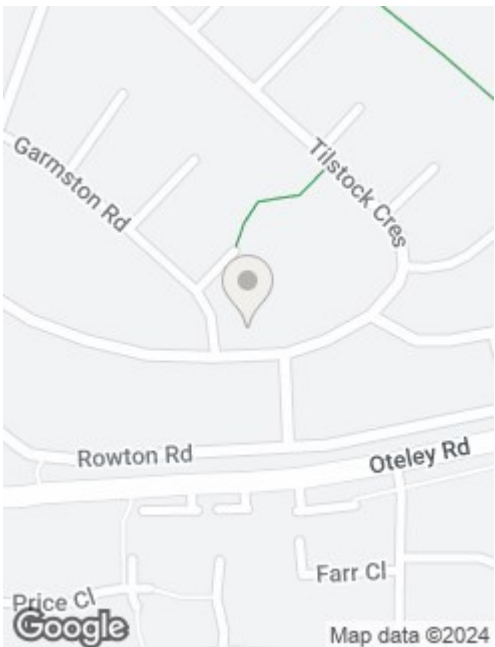
The property is being sold with no upward chain - your chance to call this exceptional property home.











## Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6 Mbps and Superfast 69 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.

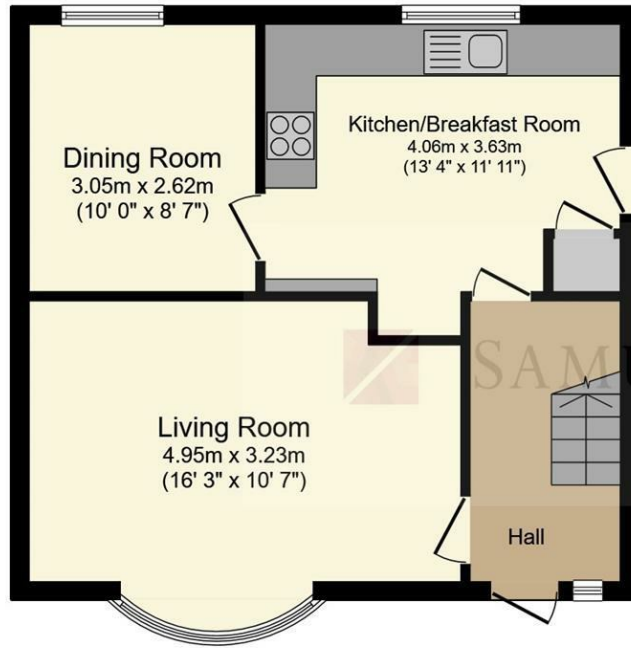




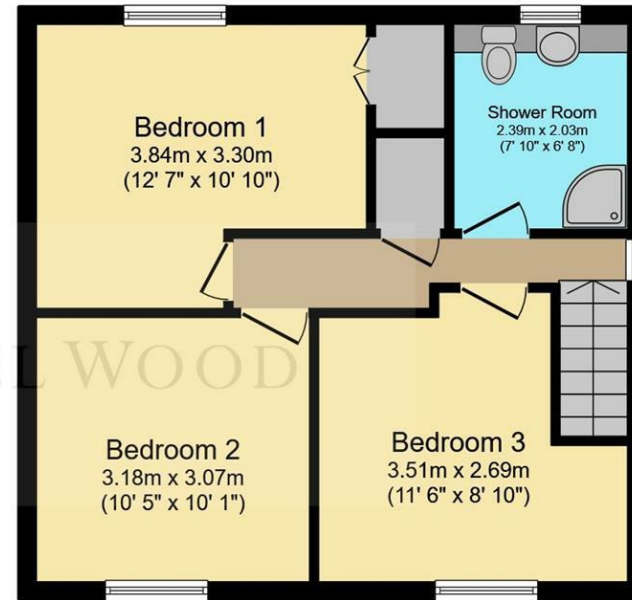








**Ground Floor**  
Floor area 45.5 sq.m. (489 sq.ft.)



**First Floor**  
Floor area 44.5 sq.m. (479 sq.ft.)

**TOTAL: 89.9 sq.m. (968 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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