



SAMUEL WOOD

86 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire, SY2 6HA

Asking Price £400,000



86 Tilstock Crescent

Sutton Farm, Shrewsbury, Shropshire, SY2 6HA



- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Spacious Conservatory
- Utility Room & Cloakroom
- Gas Central Heating
- Extensive Attractive Plot
- Living Room w3ith Log Burner
- Three Double Bedrooms
- Landscaped Gardens, Driveway & Garage
- EPC Rating TBC

Samuel Wood is delighted to offer for sale this beautifully presented family home on Tilstock Crescent in Shrewsbury. Sitting within an attractive plot the well designed accommodation boasts spacious contemporary living combined with extensive driveway, integral garage and delightfully landscaped rear garden. Close to excellent amenities including shops, pubs, food outlets, a gym, scenic walks, practical road links and within good school catchment. Viewing is highly recommended by the selling agent.

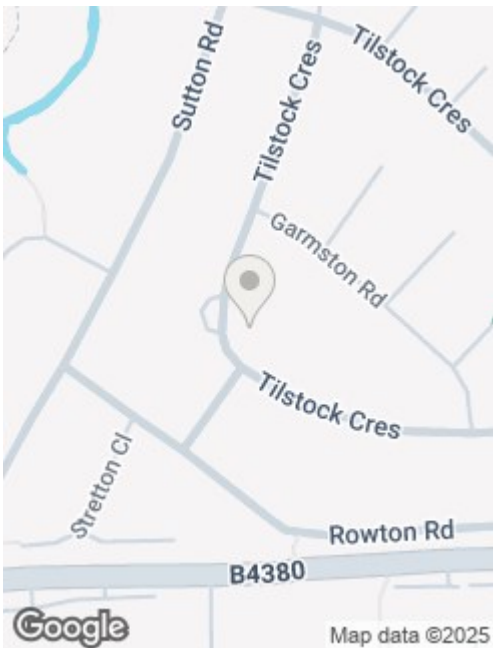
86 Tilstock Crescent in Shrewsbury is an impressive and spacious three-bedroom family home, thoughtfully designed for modern living. The ground floor welcomes you with a generous entrance hall that flows seamlessly into a cosy living room, complete with a charming log burner. The heart of the home is the open-plan, high-spec kitchen diner, which connects beautifully to an extensive conservatory, perfect for family gatherings and entertaining. Additional features on this level include a practical utility room, a convenient downstairs WC, and direct access to the integral garage, providing both functionality and style.

Upstairs, the property offers three well-proportioned double bedrooms, each providing ample space for relaxation or work-from-home needs. The contemporary family bathroom is finished to a high standard, offering a sleek and comfortable space for everyday routines. The thoughtful layout and generous proportions of the upper floor ensure this home easily caters to the demands of a growing family.

Outside, 86 Tilstock Crescent boasts an attractive and well-maintained plot. At the front, a large driveway provides parking for up to six vehicles and includes a car or camper van charging point, adding to the home's modern appeal. The rear garden is a true highlight, featuring a delightful mix of patio space, a neatly kept lawn, colourful flower beds, and an inviting outdoor bar area complete with its own log burner - perfect for entertaining guests or enjoying relaxed evenings. This outdoor space makes the property a true retreat, combining practicality with a touch of luxury.







Directions

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

Broadband Speed: Basic 4 Mbps, Superfast 80 Mbps & Ultrafast 10,000Mbps

Results provided by Ofcom and correct at time of listing

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: D

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.







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floor plan
image to
follow

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

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