



## 14 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire, SY2 6HL

### Offers in the Region Of £375,000

This surprisingly spacious 3 bedroom detached dormer style home is offered with no upward chain. Situated in the ever popular Sutton Farm area, the versatile accommodation provides: Ground floor: Enclosed Porch, hall, Living Room, Dining Room, Conservatory, Kitchen, Double Bedroom, Bathroom, WC, Utility and Garage. First floor: Landing, Bedroom with en-suite Shower Room, further double Bedroom. GCH, DG. Attractive, spacious rear garden.



## **14 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire, SY2 6HL**

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.

### **Enclosed Porch**

Double glazed window to the front, double glazed entrance door and side screen.

### **Entrance Hall**

Radiator, useful built in under stairs storage cupboard, staircaes leads to First Floor Landing.

### **Living Room**

Ornamental stone fireplace with display niches and slate heath, radiator, large double glazed front window.

### **Dining Room**

2 radiators, built in storages cupboard, double glazed sliding patio doors.

### **Conservatory**

Of brick construction with sliding patio doors leading to garden.

### **Kitchen**

Fitted with units to 3 wall areas, laminated work tops with inset sink unit, space for appliances, double glazed window to the rear.

### **Bathroom**

2 piece suite including bath with fully tiled walls around and electric shower unit over, half tiled to further wall areas, wash basin, radiator, double glazed window to the rear.

### **Separate WC**

Fitted with WC, half tiled walls, radiator, double glazed rear window.

### **Ground Floor Bedroom 3**

Radiator, double glazed front window.

### **First Floor Landing**

Useful under eaves storage cupboard.

### **Bedroom 1**

Range of fitted bedroom furniture, radiator, door to gallery, double glazed dormer window to the front.

### **En-suite Shower Room**

Fitted with 3 piece suite including shower cubicle, wash basin with cupboards beneath, WC, double glazed skylight, radiator, wall mounted wall heater.

### **Bedroom 2**

Radiator, built-in double wardrobe, double glazed window to the front.

### **Outside - Front**

The garden is laid to lawn, a wide driveway provides parking.

### **Brick Built Garage**

Power and lighting, door to Utility.

### **Utility Room**

Wall mounted Baxi gas central heating boiler, window and door to rear Garden.

### **Rear Garden**

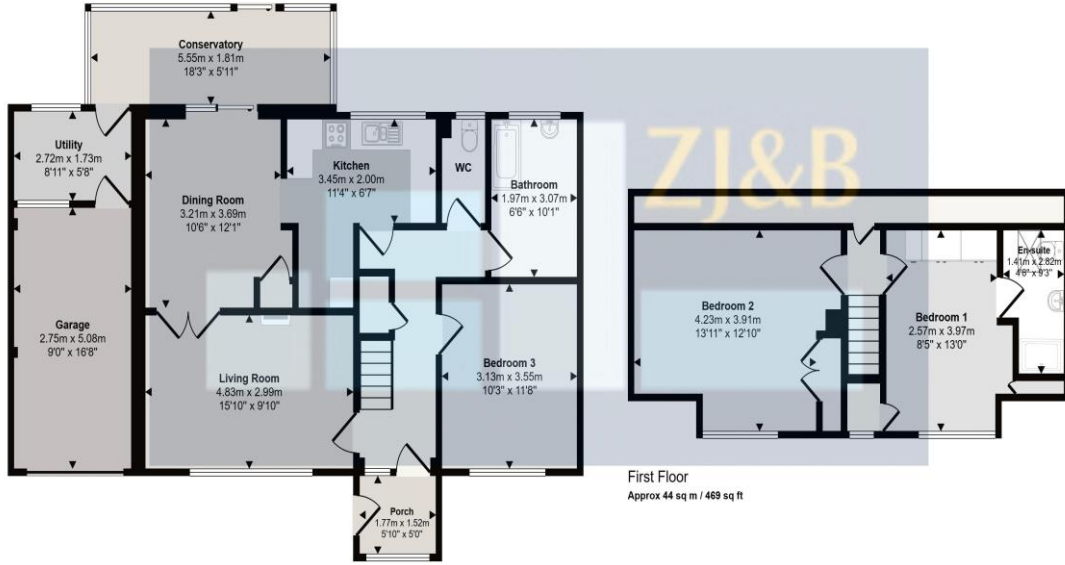
Approached onto a patio, a good size garden laid to lawn with further split level patios and raised shrub beds and borders. Useful timber work shop and shed. The garden is enclosed by fencing and hedging.

### **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**

Approx Gross Internal Area  
147 sq m / 1583 sq ft

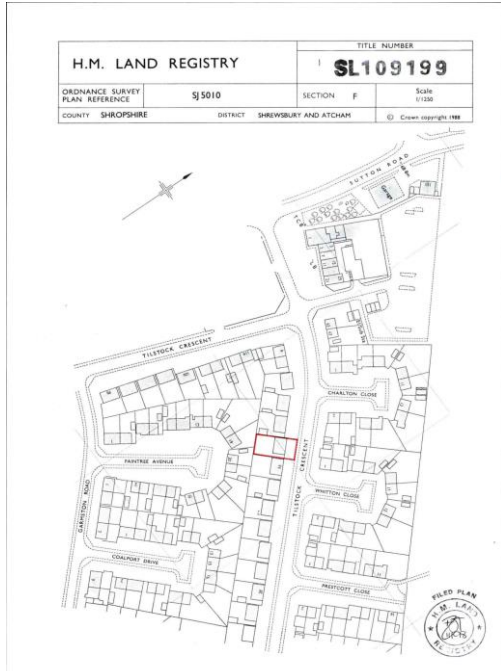


Ground Floor  
Approx 104 sq m / 1115 sq ft

First Floor  
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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### Energy performance certificate (EPC)

14 Tilbok Crescent SHREWSBURY SY7 6AL	Energy rating <b>C</b>	Valid until: 27 March 2036
		Certificate number: 6330-2723-1670-2426-0071

Property type	Detached house
Total floor area	103 square metres

#### Rules on letting this property

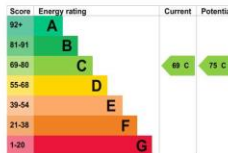
Properties can be let if they have an energy rating from A to E.

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) (<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 C.

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



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



### **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**