



36 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HJ

4 bedroom detached house — £450,000 Freehold

36 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HJ

Coopergreenpooks.co.uk

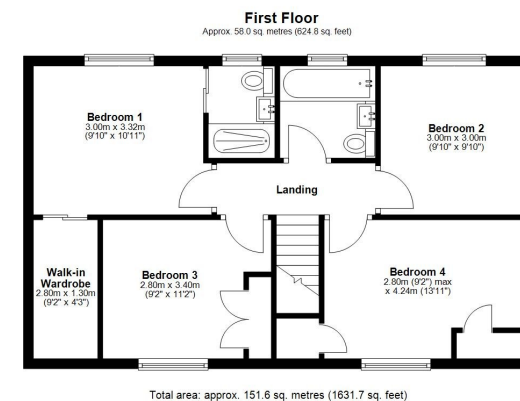
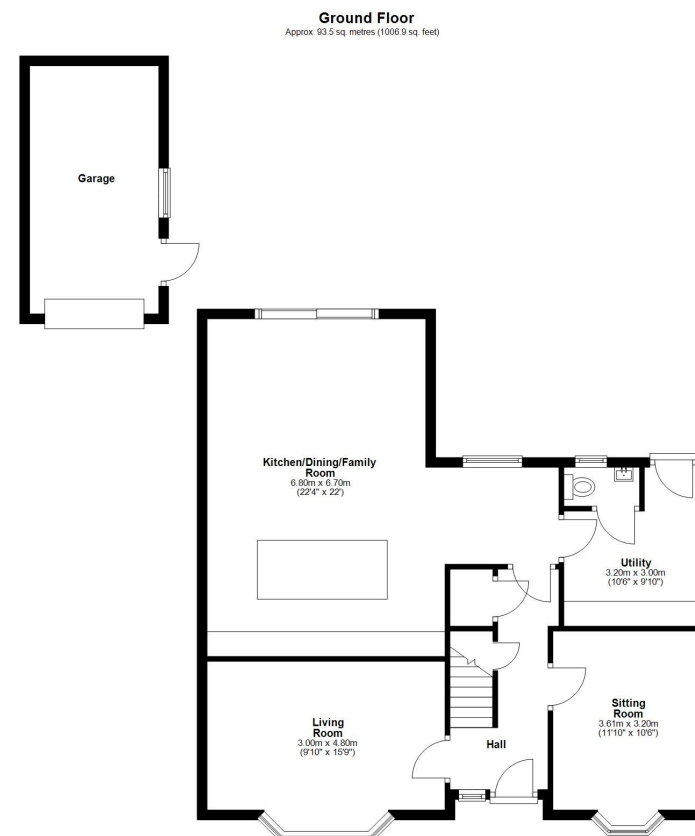
£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Having been thoughtfully re-designed and fully renovated to a high standard throughout, this impressive detached family house offers very practical and versatile accommodation, situated within a popular residential area, with a private south-west facing garden, driveway parking, and detached single garage.

KEY FEATURES

- Entrance hall with useful storage and wood-effect herringbone flooring, which continues through the majority of the ground floor
- Good-sized living room with feature bay window to front
- Fantastic open plan kitchen/dining room, complete with a range of well-fitted units and kitchen island, integrated appliances, Quooker Tap, granite work surfaces, and glazed doors to the rear
- Separate large utility, also having fitted units, with access to both the garden and cloakroom/WC
- There is also an additional reception room on the ground floor which could be used as a home office, play room, or sitting room
- On the first floor is a brilliant master bedroom with well-designed walk in wardrobe and en-suite shower room
- Three further generous bedrooms, two of which also have built-in wardrobes, and a family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped south-west facing garden, laid to lawn with paved sun terrace and access to side
- To the front of the property is an extensive gravelled driveway providing plenty of parking
- Detached single garage with power and lighting, which could be converted into additional accommodation if required
- The property has been recently renovated, re-designed, and finished to a high standard both internally and externally
- A quiet and convenient location, just a short distance from Sutton Farm's excellent amenities, road links, Meole Brace retail park and less than two miles from the town centre















36 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HJ

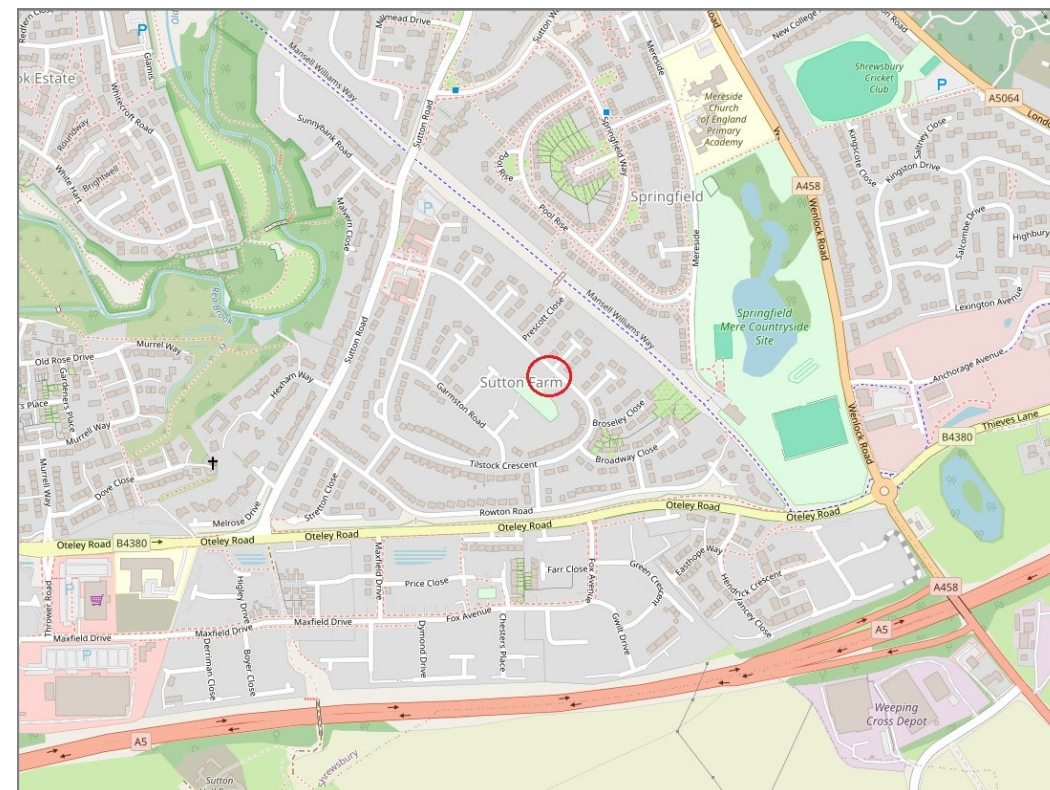
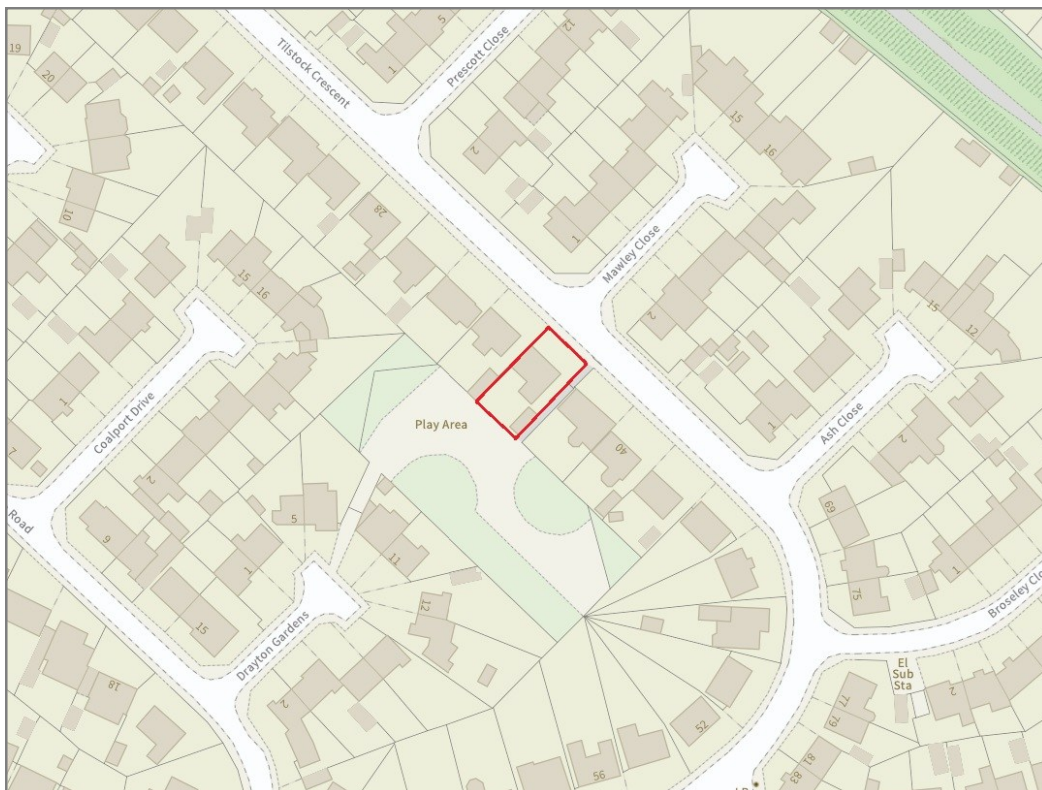
£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

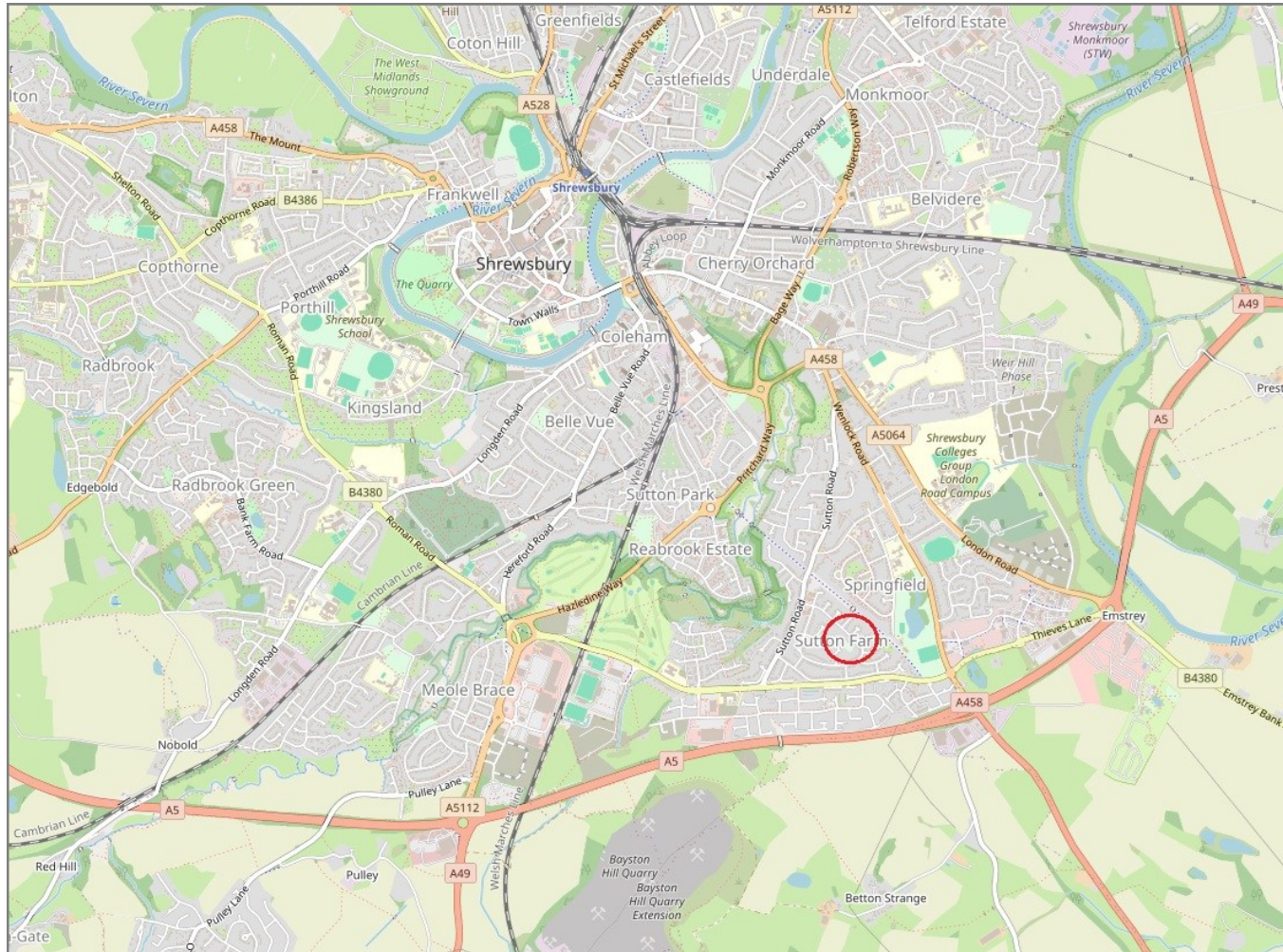
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

36 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HJ

Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.