



33 Tilbrook Drive, Castlefields, Shrewsbury, Shropshire, SY1 2TT

Offers Over £300,000

This 2 bedroom bungalow sets a very high standard having undergone an extensive plan of refurbishment and demands to be viewed for full appreciation. Accommodation provides: Entrance Hall, Living Room, Luxury fitted Kitchen/Dining Room, Conservatory, 2 Double Bedrooms, Shower Room, Large landscaped gardens with spacious Garden Cabin. GCH, DG. Viewing is a must for full appreciation.



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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

Entrance storm porch with quarry tile flooring, double glazed composite entrance door.

'L' Shape Entrance Hall

Radiator, access via loft ladder to roof space.

Kitchen/Dining Room

Glazed oak door, refitted in 2024 with cream fronted units with laminated work tops incorporating large breakfast bar, inset 1 1/2 bowl sink unit with Quooker hot tap. Integrated fridge/freezer, electric oven with microwave/convection oven above, 4 ring induction hob with filter hood above, washing machine and dishwasher. Designer radiator, tiled flooring. Double glazed French doors lead to Conservatory.

Living Room

Oak glazed door, double glazed bow window to the front, radiator, sunken lighting.

Conservatory

Of brick and uPVC double glazed construction, tiled flooring, French doors lead onto beautiful rear garden.

Bedroom 1

Oak door, wood style laminate flooring, radiator, double glazed bow window to the front.

Bedroom 2

Oak door, wood style laminate flooring, range of bedroom furniture, double glazed window to the rear.

Shower Room

Fitted with tiled shower cubicle, wash basin and WC, half tiled wall areas, heated towel rail, double glazed side window.

Outside - Front

Large gravel bed to the front, driveway to the side providing parking for at least 3 cars. Double gates lead through to the rear garden.

Rear Garden

Approached onto an extensive patio Welsh slate circular feature, useful timber tool store. Beyond the patio the garden is landscaped, mainly laid to lawn. There is a water feature and pool, raised shrub beds and borders etc. Useful Metal Workshop with sliding doors. The garden is enclosed by fencing and hedging and offer great privacy.

Timber Garden Cabin 10' 11" x 12' 5" (3.32m x 3.78m)

Ample space for a variety of uses such as home working or hobby room. Range of power and lighting points, double glazed windows and French doors lead onto garden.

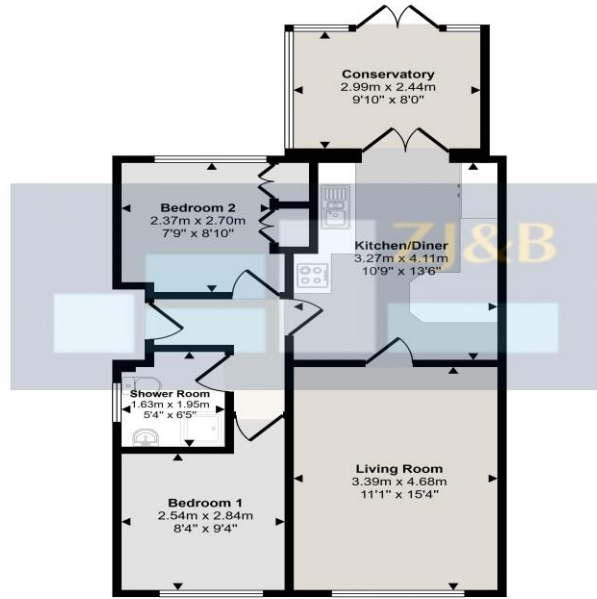
Metal Workshop 10' 5" x 7' 0" (3.17m x 2.13m) approx

Council Tax Band B

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
61 sq m / 660 sq ft



Floorplan

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)

33 TILBROOK DRIVE SHREWSBURY SY1 2TT	Energy rating	Valid until:	14 December 2030
	D	Certificate number:	1110-9022-5009-0064-7292

Property type Semi-detached bungalow

Total floor area 63 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-standards-seniors-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-seniors-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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



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