HOLLAND BROADBRIDGE

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153 Tilstock Crescent, Sutton Farm, Shrewsbury,
Shropshire, SY2 6HB

www.hbshrop.co.uk









Offers In The Region Of £280,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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A neatly presented, deceptively spacious and improved three bedroom semi-detached house, occupying a pleasing position within this highly favoured residential location. The property is in close proximity to good local amenities tranquil walks within the Reabrook nature reserve and is in walking distance of the Shrewsbury town centre. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge / diner, modern re-fitted kitchen, first floor landing, three bedrooms, attractive re-fitted bathroom, front and South Westerly facing rear enclosed gardens, generous driveway, large garage / studio with adjoining washroom and wc, UPVC double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door with matching window to side gives access to:

Entance hallway
Having vinyl floor covering, under stairs storage cupboard, radiator and coving to ceiling. Door from entrance hallway gives access to:

L shaped lounge / diner
22'1 max x 10'9 max
Having UPVC double glazed window to front, vinyl floor covering, two radiators and coving to ceiling. Tilt and slide UPVC double glazed door from lounge / diner gives access to:

UPVC double glazed conservatory
8'9 x 7'5
Having vinyl wood effect floor covering, range of UPVC double glazed windows to rear, UPVC double glazed door giving access to rear of gardens and polycarbonate roof.

Door from lounge / diner gives access to:

Re-fitted kitchen
10'7 x 8'9
Having replaced eye level and base units with built-in cupboard and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, radiator, recess spotlights to ceiling and vinyl floor covering.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, coving to ceiling, loft access and cupboard housing gas fired central heating boiler. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one
11'1 x 9'4
Having UPVC double glazed window to front and radiator.

Bedroom two
10'6 x 8'11
Having UPVC double glazed window to rear, radiator and built-in wardrobes.

Bedroom three
7'7 x 7'1
Having UPVC double glazed window to front, radiator and vinyl floor covering.

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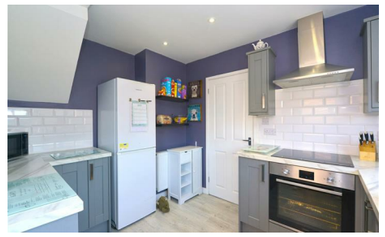


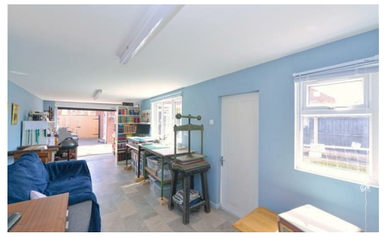












Re-fitted bathroom
Having a modern three piece suite comprising: P shape panel bath with electric shower over and curved glazed shower screen to side, wash hand basin set to vanity unit, wc with hidden cistern, part tiled to walls, UPVC double glazed window to rear, recess spotlights to ceiling and vinyl floor covering.

Outside
To the front of the property there is a lawned garden with inset shrubs and flowers with mature hedging to two sides to the side of this there is a generous driveway which extends to the side of the property with twin timber gates leading to the driveway area. From here access is given to:

Garage / studio
25'0 x 9'5
Having electrically operated door, multiple plug sockets, two UPVC double glazed windows, one single glazed window and door giving access to rear gardens. From studio / garage access is then given to:

Washroom / wc
The washroom comprises: Base unit with inset stainless steel, tiled splash surround. The cloakroom comprises: Low flush wc and wall mounted wash hand basin.

The rear gardens offer a South Westerly facing aspect and comprise: Paved patio, lawned gardens, boarders and inset shrubs, low maintenance stone area, outside electricity point and the rear gardens are enclosed.

Services

COUNCIL TAX BAND B

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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