

21 Tudor Road, The Farthings, Shrewsbury, Shropshire,  
SY2 6TD

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**Offers In The Region Of £325,000**

Viewing: strictly by appointment through the agent

Having undergone an extensive programme of improvement and expansion to create a spacious, modern and extended (2 storey extension) three bedroom semi detached house, which boasts instantly appealing living accommodation throughout. The property is located within this sought after residential location and is within striking distance of the Reabrook Nature Reserve providing tranquil riverside walks, along with a range of excellent local amenities, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, re-fitted cloakroom, lounge, impressive re-fitted kitchen/diner/family room, first floor landing having three good size bedrooms, bespoke spacious re-fitted family bathroom, front and good size rear enclosed gardens, generous driveway providing ample off street parking for a number of vehicles, brick built garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

**Entrance porch**

Having tiled floor, UPVC double glazed window.

Door from entrance porch gives access to:

**Cloakroom**

Having low flush WC with hidden cistern, wash hand basin with mixer tap over, UPVC double glazed window to rear tiled floor, radiator, recessed spotlights to ceiling.

UPVC double glazed door from entrance porch gives access to:

**Hallway**

Having wall mounted alarm control panel, understairs storage cupboard, recessed spotlights to ceiling.

Wooden framed glazed door from hallway gives access to:

**Lounge**

15'2 x 11'3  
Having UPVC double glazed window to front and to side, radiator.

Part glazed door from lounge and arch from hallway gives access to:

**Impressive, extended kitchen/diner/family room**  
22'2 max x 15'2

And comprises a range of contemporary eye level and base units with built-in cupboards and drawers, integrated Zanussi oven with Zanussi four ring hob and stainless steel cooker canopy over, Zanussi integrated dishwasher, space for further appliances, stylish fitted worktop, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, two radiators, recessed spotlights to ceiling, inset stainless steel sink drainer unit with mixer tap over.

From kitchen/family/dining room stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and bespoke re-fitted family bathroom.

**Bedroom one**

16'2 x 8'6 max  
Having UPVC double glazed window to rear, radiator, fitted double wardrobe.

**Bedroom two**

11'6 x 8'10  
Having two UPVC double glazed windows with pleasing aspect to front towards the Reabrook Nature reserve and the Shrewsbury town centre, built-in double wardrobe, radiator.

**Bedroom three**

8'7 x 6'1  
Having UPVC double glazed window to front with pleasing aspect towards the Reabrook Nature reserve and the Shrewsbury town centre, radiator.

**Bespoke re-fitted family bathroom**

Having a modern four piece suite comprising: double ended panel bath with shower attachment off taps, walk-in shower cubicle with drench shower, vanity unit with sink and mixer tap over, WC with hidden cistern, contemporary wall hung radiator, recessed spotlights to ceiling, wood effect flooring, UPVC double glazed window to rear.

**Outside**

To the front of the property there is a lawn garden with generous resin driveway providing ample parking for a number of vehicles. Access is then given to:

**Brick built garage with roller door**

**Rear gardens**

The rear gardens are of a generous size and comprise: brick edged paved patio, outside lighting points and cold tap, artificial lawn gardens, wooden sleeper borders with inset shrubs. The rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**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**

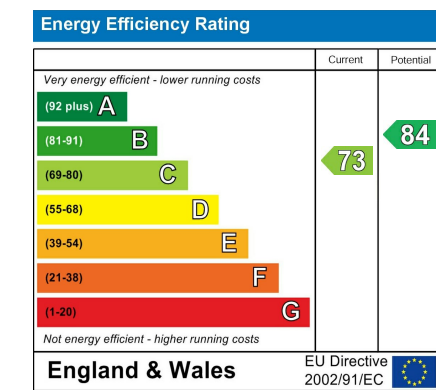
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

