

81 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire,
SY2 6HJ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £284,995

Viewing: strictly by appointment
through the agent

Having undergone a programme of renovation and improvements. This is a beautifully presented, particularly spacious and well proportioned three bedroom semi detached house. The property offers stylish and instantly appealing living accommodation and will appeal to many buyers, Sutton Farm is a sought after residential location within close proximity to local amenities, schooling etc and is well placed for easy access to Shrewsbury town centre and local bypass linking up to the M54 motorway network. The accommodation briefly comprises of the following: Entrance hall, lounge/diner, brand new modern re-fitted kitchen/breakfast room, laundry room, cloakroom, first floor landing, three bedrooms, brand new re-fitted bathroom, stoned driveway, garage, attractive rear enclosed gardens, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement composite pvc double glazed entrance door gives access to:

Hallway

Having radiator, wood effect flooring, under stairs storage cupboard.

Door from hallway gives access to:

Lounge/diner

22'2 max x 10'8 max
Having upvc double glazed window to front, two radiators, wood effect flooring, upvc double glazed French doors giving access to rear gardens

Access from lounge/diner and door from entrance hallway gives access to:

Brand new re-fitted kitchen/breakfast room

8'6 x 8'5
Having a range of contemporary eye level and base unit with built-in cupboards and drawers, integrated double oven, four ring electric hob with cooker canopy over, integrated fridge with matching fascia, modern fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, upvc double glazed window to rear, LED recessed spotlights to ceiling.

Door from kitchen/breakfast room gives access to:

Laundry room

7'5 x 7'1
Having space for washing machine, storage cupboard to side, modern fitted worktop above, radiator, LED recessed spotlights to ceiling, wall mounted extractor fan, upvc double glazed door giving access to rear gardens, service door to garage.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, radiator, wood effect flooring, LED recessed spotlights to ceiling, wall mounted extractor fan, low level extractor vent for a tumble dryer.

From entrance hallway 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 re-fitted bathroom.

Bedroom

10'4 x 10'3
Having upvc double glazed window to rear, radiator. TV aerial point

Bedroom

11'7 x 9'4
Having upvc double glazed window to front, radiator. TV aerial point

Bedroom

7'5 x 7'0
Having upvc double glazed window to front, radiator. TV aerial point

Brand new re-fitted bathroom

Having a three piece modern suite comprising: panelled bath with drench shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboard below, wall mounted heated towel rail, upvc double glazed window to rear.

Outside

To the front of the property there is a generous bricked edged stoned driveway with paved pathway giving access to front door. From the driveway access is given to:

Garage

Having up and over door, fitted power and light.

Rear gardens

To the rear of the property there is a re-laid lawned garden, brick edged paved patio, outside cold tap, outside security light and electricity point. The rear gardens are enclosed by fencing.

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 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).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

