



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

www.hbshrop.co.uk



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Offers In The Region Of £229,995

Viewing: strictly by appointment through the agent

Being offered for sale with NO UPWARD CHAIN and occupying a pleasant position, this is a particularly spacious and well proportioned two bedroom semi detached bungalow. The property is situated within this popular residential location on a frequent bus route to the Shrewsbury town centre, close to local amenities and tranquil riverside walks leading to the Quarry Park. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen/breakfast room, UPVC double glazed conservatory, two bedrooms , refitted shoer room, front and rear enclosed gardens, generous driveway, gas fired central heating, UPVC double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner

20'7 x 10'11

Having UPVC double glazed window to front, two radiators, attractive coal effect living flame gas fire set to a marble style hearth and decorative fire surround, coving to ceiling.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen/breakfast room

9'9 x 8'9

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, tiled effect flooring, radiator, tiled splash surrounds, UPVC double glazed window.

UPVC double glazed door from kitchen/breakfast room gives access to:

UPVC double glazed conservatory

9'0 x 6'9

Having range of UPVC double glazed windows overlooking the properties rear gardens with UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, tiled floor.

From entrance hallway doors give access to: Two bedrooms and refitted shower room.

Bedroom one

9'11 excluding recess x 8'9

Having UPVC double glazed window to front, radiator.

Bedroom two

9'10 max into recess x 8'10

Having radiator, cupboard housing gas fired central heating boiler, UPVC double glazed French doors giving access to rear gardens.

Refitted shower room

Having corner shower cubicle, wall mounted electric shower, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, part tiled to walls, heated chrome style towel rail.

Outside

To the front of the property there is a generous size low maintenance front garden with inset shrubs and bushes. To the side of this there is a good size driveway providing ample off street parking.

Gated pedestrian access then leads to the rear gardens of the property which comprises; A covered paved patio area, lawn garden, low maintenance stone section, paved pathway, timber garden shed. 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).

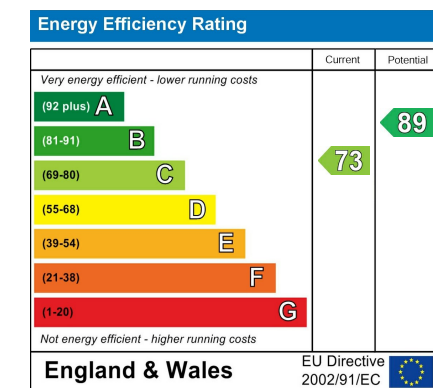
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

