



36 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HJ

4 bedroom detached house — £475,000 Freehold

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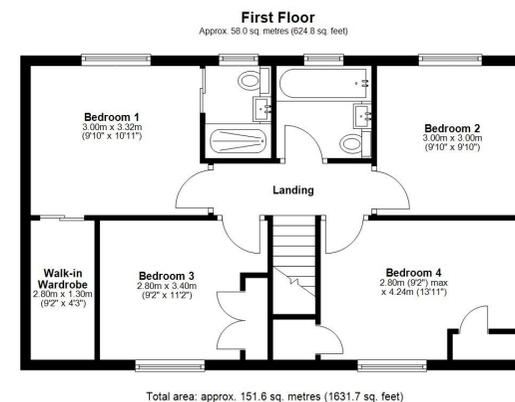
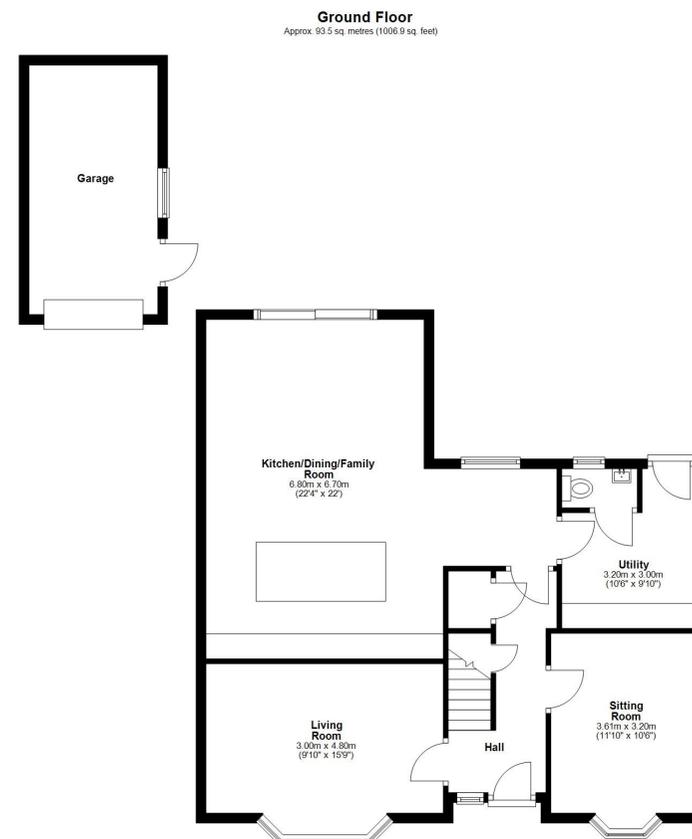
£475,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Having been thoughtfully re-designed and fully renovated to a high standard throughout, this impressive detached family house offers very practical and versatile accommodation, situated within a popular residential area, with a private south-west facing garden, driveway parking, and detached single garage.

KEY FEATURES

- Entrance hall with useful storage and wood-effect herringbone flooring, which continues through the majority of the ground floor
- Good-sized living room with feature bay window to front
- Fantastic open plan kitchen/dining room, complete with a range of well-fitted units and kitchen island, integrated appliances, Quooker Tap, granite work surfaces, and glazed doors to the rear
- Separate large utility, also having fitted units, with access to both the garden and cloakroom/WC
- There is also an additional reception room on the ground floor which could be used as a home office, play room, or sitting room
- On the first floor is a brilliant master bedroom with well-designed walk in wardrobe and en-suite shower room
- Three further generous bedrooms, two of which also have built-in wardrobes, and a family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped south-west facing garden, laid to lawn with paved sun terrace and access to side
- To the front of the property is an extensive gravelled driveway providing plenty of parking
- Detached single garage with power and lighting, which could be converted into additional accommodation if required
- The property has been recently renovated, re-designed, and finished to a high standard both internally and externally
- A quiet and convenient location, just a short distance from Sutton Farm's excellent amenities, road links, Meole Brace retail park and less than two miles from the town centre















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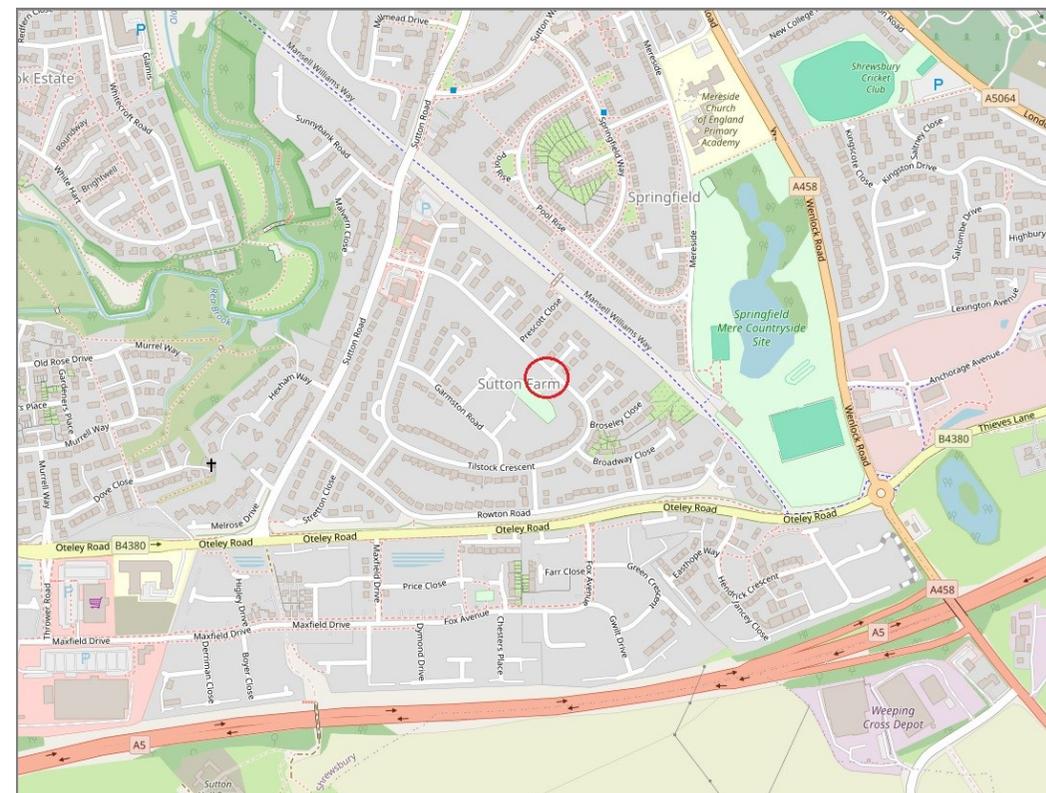
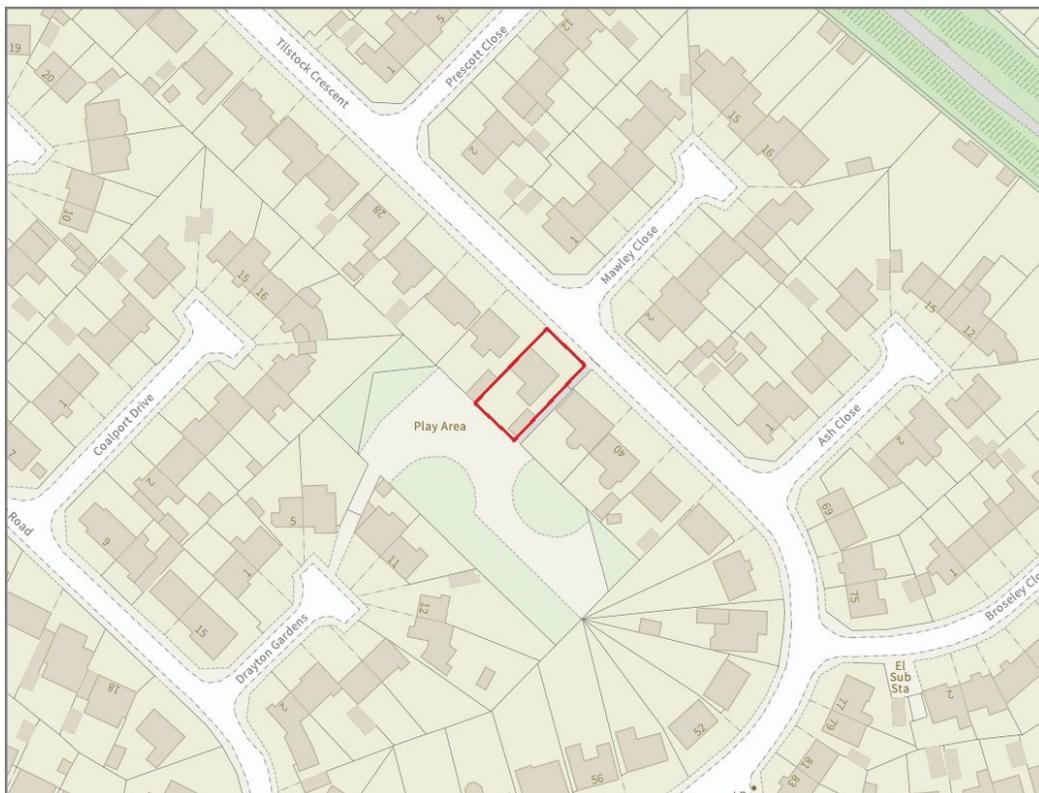
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

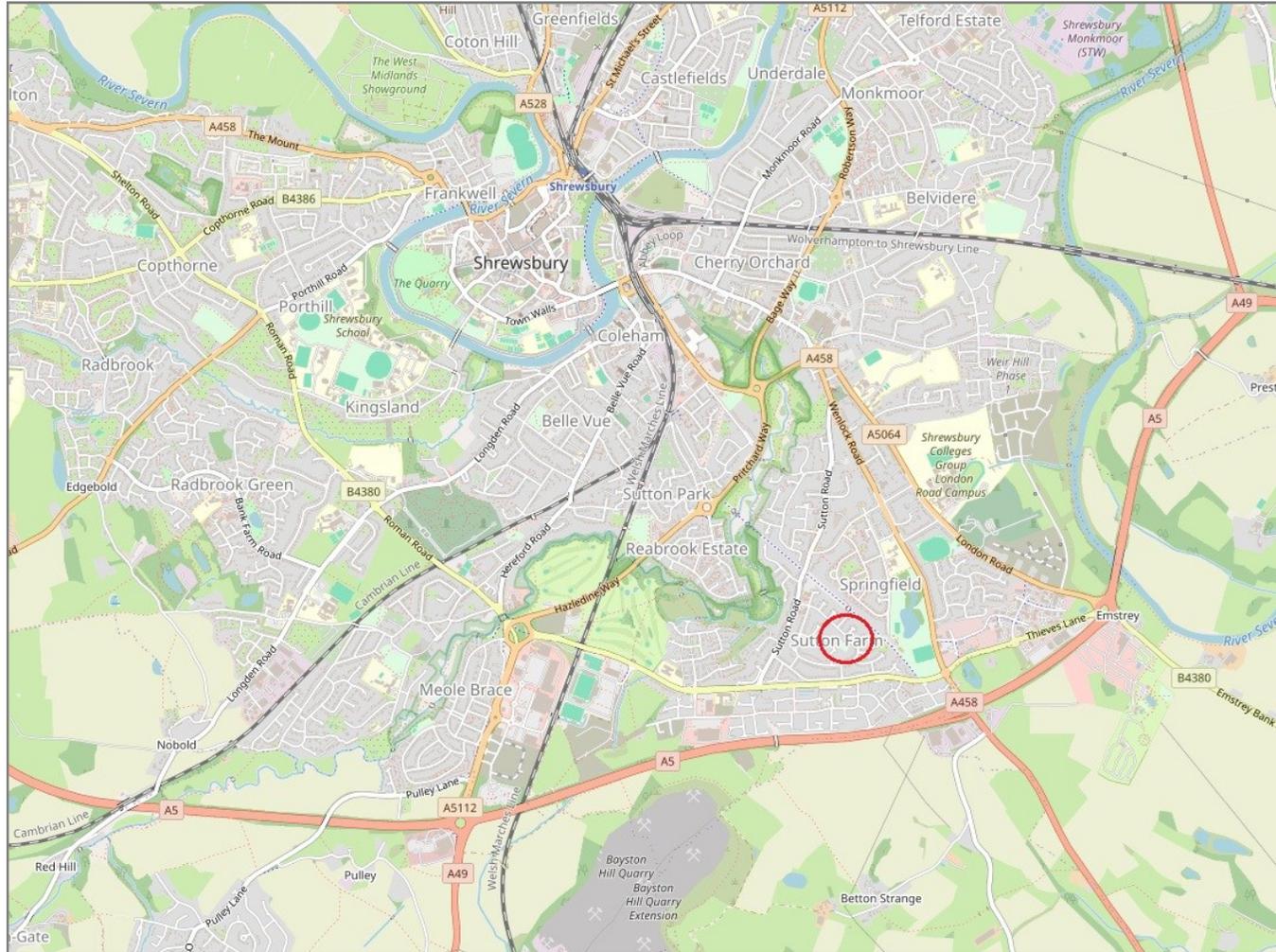
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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