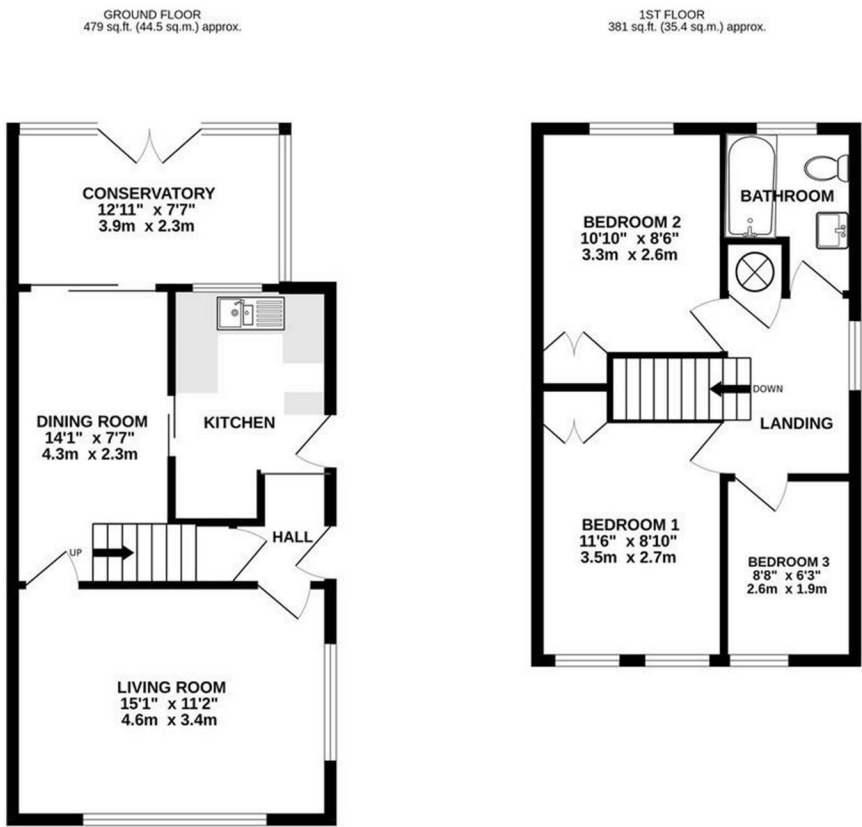


FOR SALE

76 Tudor Road, Shrewsbury, SY2 6TA



FOR SALE

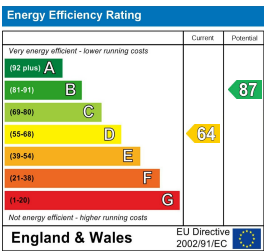
Offers in the region of £245,000

76 Tudor Road, Shrewsbury, SY2 6TA

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An improved and particularly well presented, semi detached house set on a corner plot, with garage and generous lawned gardens on this most popular residential development.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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FOR SALE

Close to town amenities.



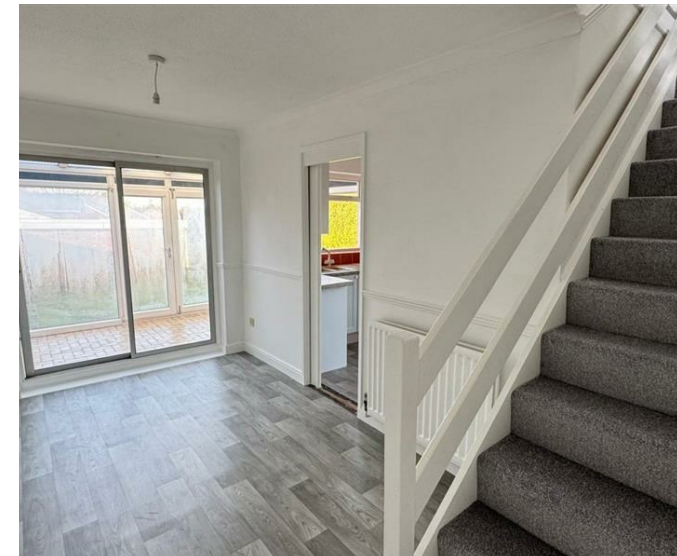
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular location
- Recently improved
- Well proportioned rooms
- Sizeable corner plot
- Driveway parking and garage
- NO ONWARD CHAIN

DESCRIPTION

76 Tudor Road is a highly desirable and recently improved semi detached house which will no doubt create excellent market appeal. The current owners have recently had the property redecorated and new floor coverings have been installed to the majority of the accommodation. To the ground floor, there is a spacious living room, kitchen, dining room and conservatory. To the first floor, there are three bedrooms and the re-fitted bathroom, which boasts a modern white suite. Outside, there is driveway parking and a garage. Positioned on a corner plot, the garden provides wrap around easily maintained lawns to the majority.

ACCOMMODATION

Part glazed entrance door leads into:-

ENTRANCE HALL

With useful storage cupboard, doors off and to:-

LIVING ROOM

Ornamental fireplace, dual aspect windows.

KITCHEN

Providing a range of eye and base level storage cupboards and drawers, with work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap. Wall mounted Worcester gas fired central heating boiler, space and connection for gas/electric cooker. Part tiled walls, space for fridge freezer. Panelled part glazed UPVC door to front. Inset sliding door through to:-

DINING ROOM

Staircase to first floor, dado rail, sliding patio door to:-

CONSERVATORY

Tiled floor, wrap around UPVC double glazed windows and Polycarbonate roof, space and plumbing for washing machine, twin glazed french doors to rear garden.

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing insulated hot water cylinder. Dado rail.

BEDROOM ONE

With built in double wardrobe.

BEDROOM TWO

With built in double wardrobe and pleasant aspect to rear, with St. Chads Tower and the Market Hall Tower Clock in the distance.

BEDROOM THREE

RE-FITTED BATHROOM

Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under, aquaboarding to walls, panelled bath with electric shower over and splash screen. Wall mounted heated towel rail.

OUTSIDE

The property provides driveway parking, which sits adjacent to the bottom of the rear garden and also gives access to the detached garage.

GARAGE

With metal up and over entrance door.

THE GARDENS

The property sits on a generous corner plot and offers wrap around lawns to the front, side and rear, together with a number of shrubbery beds and borders.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and gas are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-ban

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@halls.gb.com