

FOR SALE

76 Tudor Road, Shrewsbury, SY2 6TA

Halls¹⁸⁴⁵

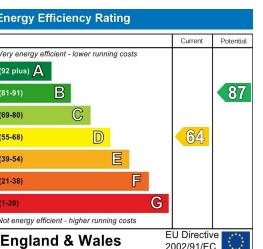


FOR SALE

Offers in the region of £245,000

TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate and have been taken without any surveyor or engineer present. This plan is for sales purposes only and should only be used as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.
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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.

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.

Halls¹⁸⁴⁵

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Shrewsbury Sales
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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

DIRECTIONS

From the Shire Hall round about proceed along Wenlock Road taking the right turn onto Sutton Road. Continue along taking the fourth right turn into Millmead Drive and follow this round onto Tudor Road turning left, after a short distance the property will be seen on the left hand side.

SITUATION

The property is attractively positioned in the popular residential area to the eastern side of the Town Centre. A range of local amenities are available nearby, including a convenience store, post office and schooling. Shrewsbury Town Centre is readily accessible and offers a more comprehensive range of social, leisure and shopping facilities, together with a rail service. Commuters will be pleased to note that the A5 bypass is easily accessible and links through to the M54 motorway and on to Telford and the M6 motorway network.

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, aquaboard 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-band

VIEWINGS

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