



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

70 Tilstock Crescent, Shrewsbury, SY2 6HQ

£400,000 Region

To view this property please call us on **01743 236 800** Ref: T7943/SL/KQ

A well appointed, improved and extended modern detached four bedroom family house, situated in a convenient and sought after residential area, close to excellent amenities.

The property has been improved and extended to provide well planned and well proportioned family accommodation throughout with rooms of pleasing dimensions and benefits from oil fired central heating and double glazing. The accommodation briefly comprises: entrance hall, living room, dining/family room, kitchen, utility, WC, store. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Integral garage, driveway and gardens to the front and rear.

The property is well placed on this popular, sought after and established residential development, close to excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

Panelled and part glazed door with matching side screen leads to a spacious:

ENTRANCE HALL

Side window
Built in under stairs store cupboard

LIVING ROOM

11'5" x 16'5" (3.48m x 5.00m)
A pleasant room with fireplace feature
Bow window overlooking the garden and formal reception area to the front

DINING ROOM / FAMILY ROOM

10'7" x 22'9" (3.23m x 6.93m)
Fireplace feature
Window overlooking the rear garden
Archway to:

KITCHEN

9'2" x 13'5" (2.79m x 4.09m)
Neatly appointed and fitted with a range of matching units
Window overlooking the rear garden

UTILITY ROOM

12'8" x 9'7" (3.87m x 2.92m)
Sink and work top
Door with access to the garden

WC - low type flush

STORE

Personal door to garage

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING - access to roof space and an airing cupboard with slatted shelving

BEDROOM 1

11'5" x 12'0" (3.48m x 3.66m)
Range of built in wardrobes with sliding doors
Window overlooking the garden to the front

EN SUITE SHOWER ROOM

Large walk in shower and wash hand basin

BEDROOM 2

10'7" x 13'4" (3.23m x 4.06m)
Built in wardrobe with sliding doors
Window overlooking the rear garden

BEDROOM 3

11'0" x 9'5" (3.35m x 2.88m)
Window overlooking the rear garden

BEDROOM 4

11'5" x 9'5" (3.48m x 2.88m)
Window overlooking the garden to the front

FAMILY BATHROOM

Neatly appointed with a modern panelled bath with direct mixer shower and glazed shower screen
Dressing surface with wash hand basin and vanity cupboard and drawers under
WC with concealed low type flush

OUTSIDE THE PROPERTY

GARAGE

Single integral garage with roller shutter door

To the front, the property is set back from the road by a generous forecourt which is laid to lawn with a well stocked shrubbery and herbaceous display, and specimen trees. Approached over a pressed patterned driveway providing ample parking and serving the garage and extending to the front to the formal reception area.

To the rear, there is an attractive and neatly kept enclosed garden with lawn, raised paved patio area with ornamental brick retaining walls and brick built barbeque, ideal for al fresco dining, well stocked floral and shrubbery borders and a large timber and felt garden store.

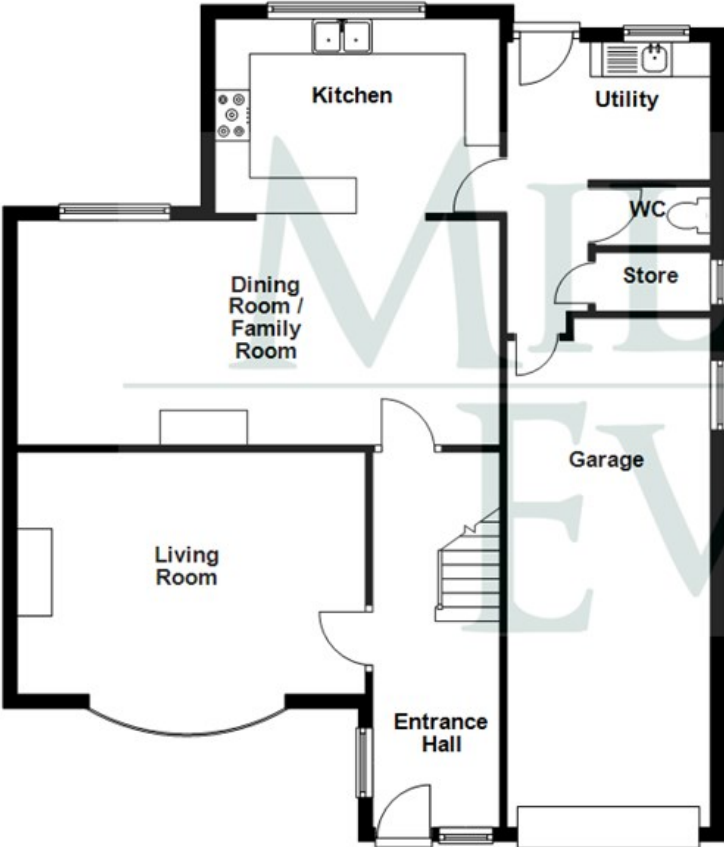




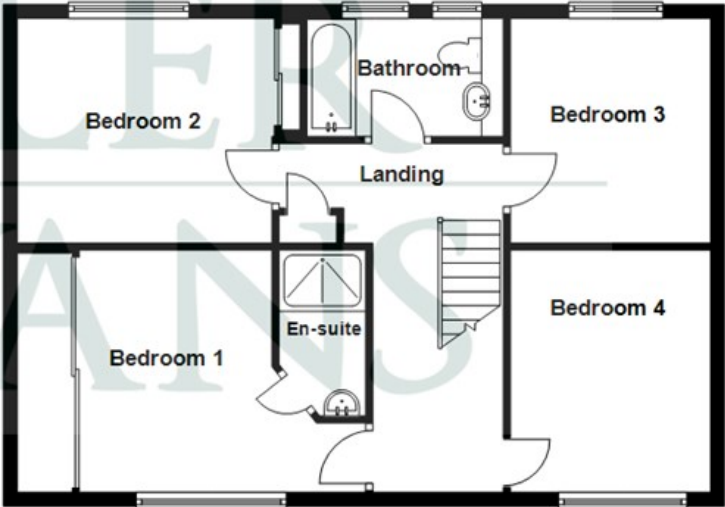


FLOOR PLANS ...

Ground Floor
Approx. 1043.9 sq. feet



First Floor
Approx. 733.0 sq. feet



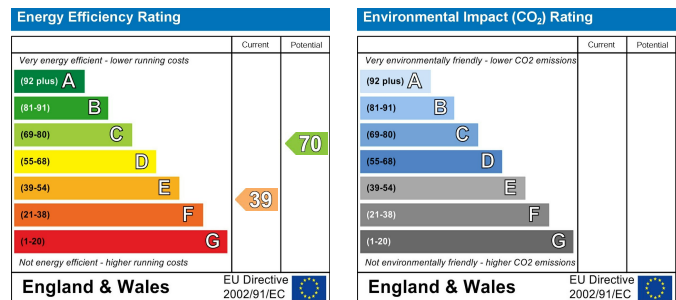
Total area: approx. 1776.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue the full length of Abbey Foregate to The Column island and take the third exit onto Wenlock Road, second right into Sutton Road. Continue along Sutton Road for some distance eventually turning left into Tilstock Crescent, then immediately right into Tilstock Crescent. Continue for a further distance where the property will be found set back on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Oil-fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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