

15 Oteley Road, Shrewsbury, Shropshire, SY2 6GD

www.hbshrop.co.uk



£465,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Enjoying an end of cul-de-sac / private driveway position, this is a beautifully presented four double bedroom detached house tastefully presented throughout, providing spacious, well proportioned and bright and light filled accommodation which will appeal to many potential buyers. Located within this popular residential location and having excellent local amenities nearby some of which include, Aldi and Co-op supermarkets, Bannatyne Health Club and Spa, well regarded schooling and the Reabrook Nature reserve. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property. Early viewing comes highly recommended by the selling agent for the property interior and position can be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, bay fronted lounge with feature media wall, attractive spacious kitchen/diner, utility room, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, modern family bathroom, front, side and southerly facing low maintenance landscaped walled rear gardens, driveway, detached brick built garage, UPVC double glazing, gas fired central heating, approximately 3 years left on the NHBC, electric charging point for the car. Viewing is essential.

The accommodation in greater detail comprises:

Canopy over double glazed entrance with UPVC double glazed windows to side gives access to:

Reception hallway

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, pedestal wash hand basin with mixer tap over, part tiled to walls, radiator, wood effect tiled flooring, extractor fan to ceiling.

Part glazed door from reception hallway gives access to:

Study

Study
7'9 x 7'7

This double aspect room has UPVC double glazed windows with a pleasing aspect to side and front of property, radiator.

Part glazed door from reception hallway gives access to:

Bay fronted lounge

15'1 max x 13'9 max into bay

Having feature media wall with contemporary log effect remote controlled fire below with display shelving to side, walk-in UPVC double glazed bay window to front, radiator.

Part glazed door from reception hallway gives access to:

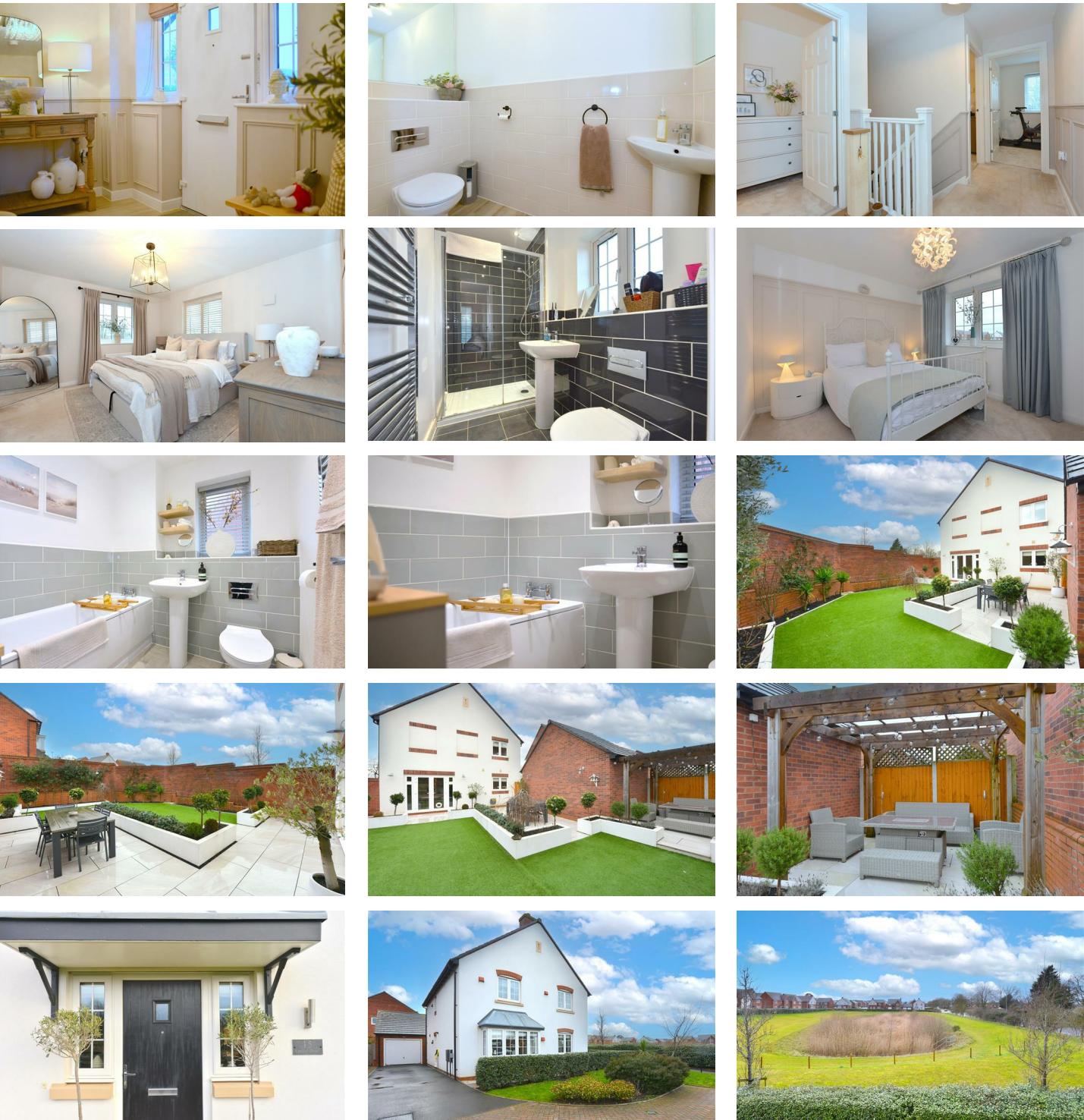
Attractive kitchen/diner

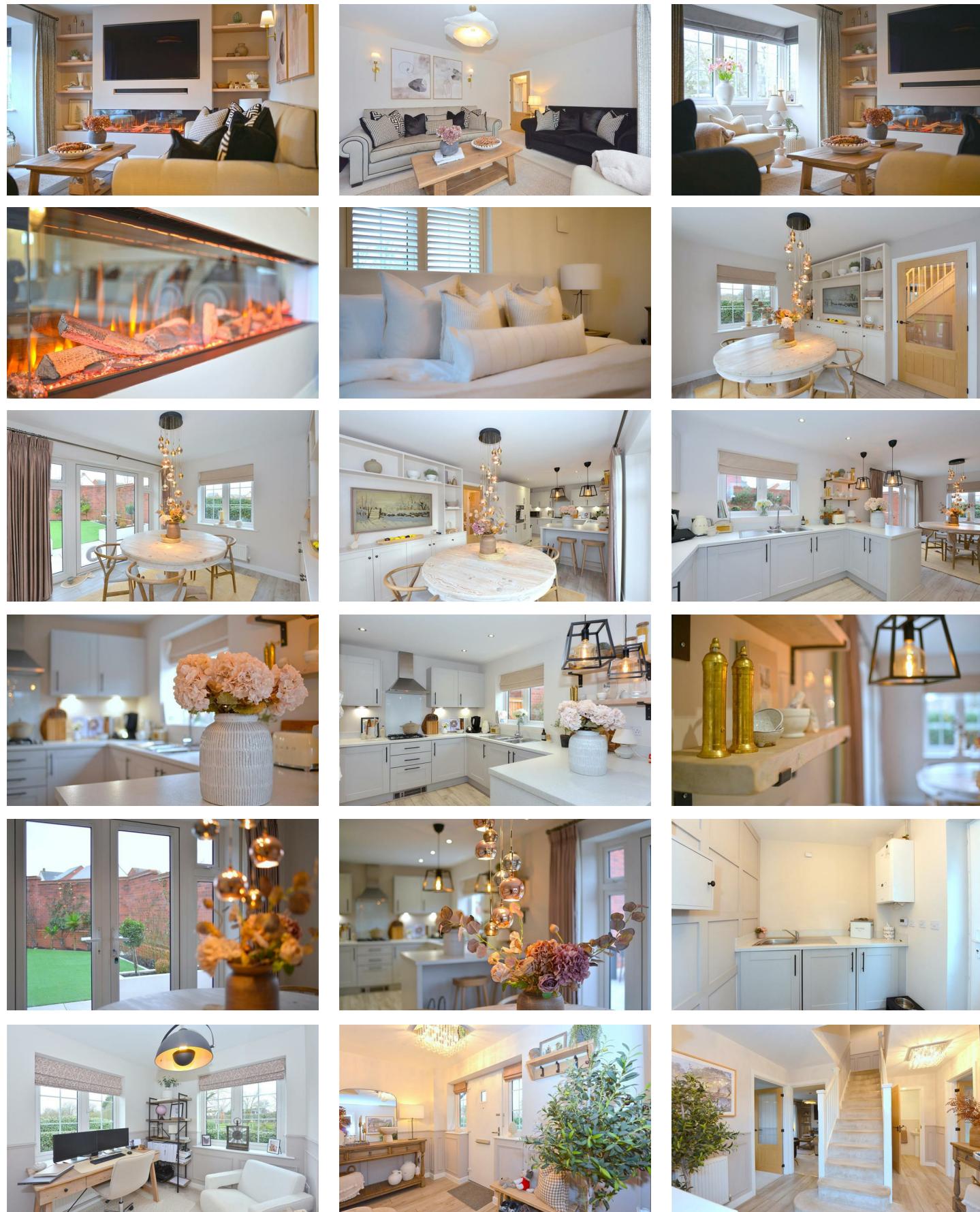
23'3 x 9'8

The kitchen area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated stainless steel finished oven, four ring stainless steel gas hob with stainless steel cooker canopy over, integrated fridge freezer, dishwasher, wood effect tiled flooring, recessed LED spotlights to ceiling, UPVC double glazed window overlooking the property's landscaped rear gardens.

The dining area comprises: UPVC double glazed French doors giving access to landscaped rear gardens with UPVC double glazed window to side, further UPVC double glazed window with a pleasing aspect to side of property, fitted storage cupboards with display shelving to side and above, wood effect tiled flooring.

Doorway from kitchen/diner gives access to:





Utility room

7'0 x 6'4

Having base units, integrated washing machine, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, double glazed door giving access to side of property/driveway, radiator, extractor fan to ceiling, wood effect tiled flooring.

From reception hallway stairs rise to:

First floor landing

Having loft access, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Four double bedrooms and family bathroom.

Bedroom one

12'11 x 11'4

Having UPVC double glazed window to front with fitted shutters, UPVC double glazed window to side with a pleasing aspect, radiator. Door to:

Ensuite shower room

Having walk-in tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin with mixer tap over, WC with hidden cistern, tiled floor, part tiled to walls, heated chrome style towel rail, recessed LED spotlights to ceiling and extractor fan, UPVC double glazed window to side.

Bedroom two

14'0 max into recess reducing down to 9'7 min x 10

Having UPVC double glazed window with a pleasing aspect to side, radiator.

Bedroom three

12'10 x 10'1

Having UPVC double glazed window overlooking the property's landscaped rear gardens, radiator.

Bedroom four

11'3 max x 10'0

Having UPVC double glazed window to front, radiator.

Family bathroom

Having a modern three piece suite comprising: Panel bath, pedestal wash hand basin, WC with hidden cistern, tiled floor, part tiled to walls, UPVC double glazed window to side, recessed spotlights to ceiling, extractor fan, wall mounted heated chrome style towel rail.

Outside

The property occupies a pleasing end of cul-de-sac private driveway position. To the front of the property there is a brick paved driveway which gives access to a tarmacadam driveway leading to the side of the property which gives access to a generous size detached brick built single garage. The front gardens of the property comprise: lawn garden, mature shrubs, plants and bushes, paved pathway which then extends to the side of the property where there is a paved pathway giving access to front door, further lawn garden and nearly kept hedging.

Access is then given to a:

Landscaped southerly facing rear gardens

Having Indian sandstone paved patio, contemporary raised beds, Indian sandstone sun terrace with timber pergola, artificial lawn garden, borders with contemporary shrubs and bushes. The rear gardens have a southerly facing aspect and an enclosed by brick walling.

AGENTS NOTE

The vendor informs us there is a fee of £150 per annum for the up keep of the communal areas on this development.

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 E

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

