



## 36 Simpson Way, Oteley Road, Shrewsbury, Shropshire, SY2 6FT

**£329,000**

This upgraded, attractively priced "Mylne" design 4 bedroom detached house is beautifully presented and enjoys an extremely private West facing garden that attracts the afternoon sun. The accommodation includes: Entrance Hall, Guest WC, Living Room, Attractively Fitted Kitchen/Dining Room With Plenty Of Space For A Sofa, Main Bedroom With En-suite Shower Room, 3 Further Well Proportioned Bedrooms, Family Bathroom, GCH, DG, Long Driveway And Garage. Viewing Is Thoroughly Recommended.



**36 Simpson Way, Oteley Road, Shrewsbury, Shropshire, SY2 6FT Ref: 4545**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Canopied Entrance Storm Porch, double glazed composite entrance door.

**Entrance Hall** 13' 8" x 5' 1" (4.16m x 1.55m)  
Radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with 2 piece suite providing wash basin, WC, radiator, double glazed window to the front.

**Living Room** 15' 10" x 11' 1" (4.82m x 3.38m)  
Double radiator, double glazed window to the front.

**Spacious Family Kitchen/Dining Room** 19' 8" x 14' 3" max 12' 3"min (5.99m x 4.34m/3.73m)

The Kitchen is fitted with excellent range of units, wood style laminated work tops with inset sink unit, 4 ring gas hob with steel splash back and filter hood above, oven and grill below, integrated fridge/freezer, washer/dryer, dishwasher. The generous Dining Area with additional room for a sofa, double radiator, double glazed window overlooking rear garden, double glazed French doors lead to rear.

**Rear Garden**

The westerly facing rear garden is approached onto a paved patio with lawn beyond, gravel borders and enjoying great privacy.

**Spacious First Floor Landing**

Radiator, built in shelved storage cupboard, access to roof space.

**Bedroom 1** 12' 10" x 9' 4" (3.91m x 2.84m)  
Radiator, double built in wardrobe, window enjoying open front aspect.

**En-suite Shower Room**

Attractively fitted with tiled shower cubicle, wash basin, WC, heated towel rail, tiled flooring.

**Bedroom 2** 10' 5" x 8' 4" (3.17m x 2.54m)  
Radiator, double glazed window overlooking rear garden.

**Bedroom 3** 11' 1" x 7' 2" (3.38m x 2.18m)  
Radiator, double glazed window to the rear.

**Bedroom 4** 9' 2" x 8' 3" (2.79m x 2.51m)  
Radiator, double glazed window to the front, built in wardrobe.

**Main Bathroom**

Fitted with contemporary white 3 piece suite including bath with fully tiled walls around, mixer tap with shower fitting, wash basin, WC, heated towel rail, extractor fan, tiled flooring, double glazed side window.

**Outside - Front**

Driveway to the side provides ample parking and access to Garage.

**Brick Built Garage**

Pitched roof, up and over door.

**Agents' Note**

There is a site maintenance charge of approximately £16 per month.

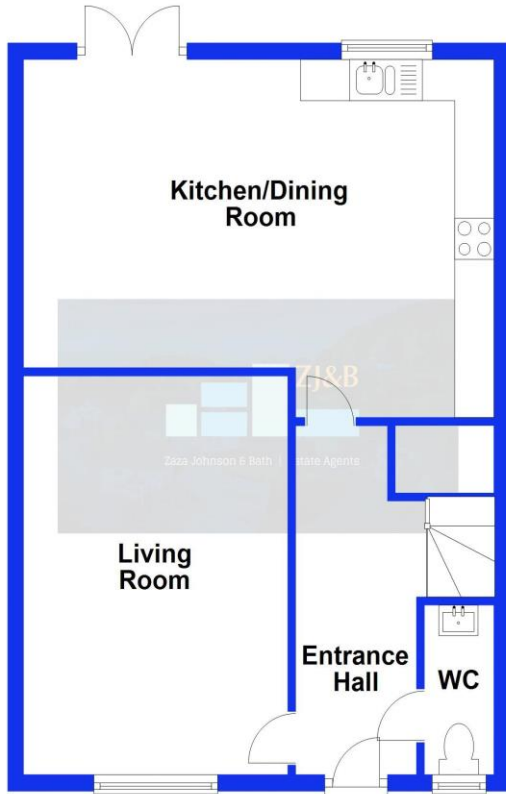
Council Tax Band E

**Tenure:** Our client advises us that the property is Freehold . Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

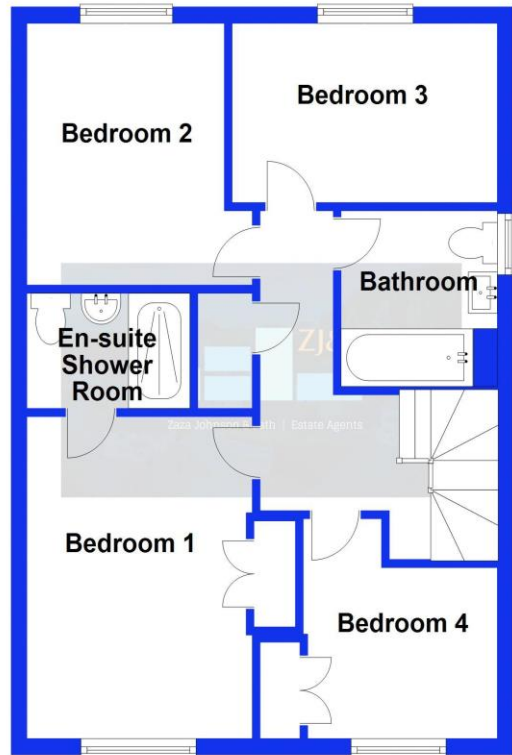
## Ground Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

23/06/2023, 12:06

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

36 Simpson Way Shrewsbury SY2 6PT	Energy rating <b>B</b>	Valid until: 9 March 2032 Certificate number: 0310-3470-0070-2592-3265
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**Property type**  
Detached house

**Total floor area**  
106 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

#### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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