



4 Hendrick Crescent, Oteley Road, Shrewsbury, Shropshire, SY2 6JF

Offers in the Region Of £320,000

An attractive, well maintained 3 bedroom semi detached house situated off Oteley Road on this popular new development. Good local amenities and road links close by. Accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Cloakroom, 3 Bedrooms, En Suite and Family Bathroom, Low Maintenance Garden, Driveway and Garage. DG, GCH. Early Viewing Recommended.



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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

Double glazed composite entrance door.

Entrance Hall 16' 0" x 4' 2" (4.87m x 1.27m)

Tile effect vinyl flooring, radiator, staircase leads to First Floor Landing, understairs storage cupboard.

Cloakroom/WC 5' 5" x 3' 0" (1.65m x 0.91m)

Fitted with wash basin, WC, tile effect vinyl flooring, radiator, extractor fan.

Living Room 15' 3" x 10' 6" (4.64m x 3.20m)

Carpet, 3 double glazed windows 2 to the side and 1 to the front,, 2 radiators.

Kitchen/Dining Room 15' 3" x 9' 11" (4.64m x 3.02m)

Tile effect vinyl flooring, dual aspect uPVC double glazed windows to front and rear, French doors lead onto rear garden. Kitchen fitted with light grey units, integrated fridge freezer, dishwasher, oven, hob and extractor hood, 1 1/2 bowl sink unit set to granite worktops with drainer and splash back.

First Floor Landing 9' 10" x 8' 11" (2.99m x 2.72m)

Carpet.

Bedroom 1 11' 0" x 9' 11" (3.35m x 3.02m)

Carpet, double glazed window to the rear, double radiator, built in double wardrobe with mirror fronted sliding doors.

En-Suite Shower Room 3' 10" x 9' 11" (1.17m x 3.02m)

Tiled flooring, fitted with wash basin, WC, large fully tiled shower cubicle with mixer shower, frosted double glazed window to the front, extractor, towel radiator.

Bedroom 2 9' 1" x 10' 7" (2.77m x 3.22m)

Carpet, dual aspect double glazed windows to front and side, radiator.

Bedroom 3 10' 6" x 5' 10" (3.20m x 1.78m)

Carpet, double glazed window to the side, radiator, access to loft space.

Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)

Tiled flooring, fitted with wash basin, WC and bath with electric shower over, frosted double glazed window to the front, towel radiator, extractor,

Garage 23' 9" x 9' 8" (7.23m x 2.94m)

Rear Garden

Large patio area with pathway leading to the bottom of the garden, artificial lawn with gravel bed, shrub bed, raised gravelled seating area, enclosed by fencing and garage.

External - Front

Approaching from Hendricks Crescent turn on to a block paved tandem driveway providing ample parking and access to Garage. Raised gravel bed and paved pathway leading to the front door.

Site Maintenance Fee

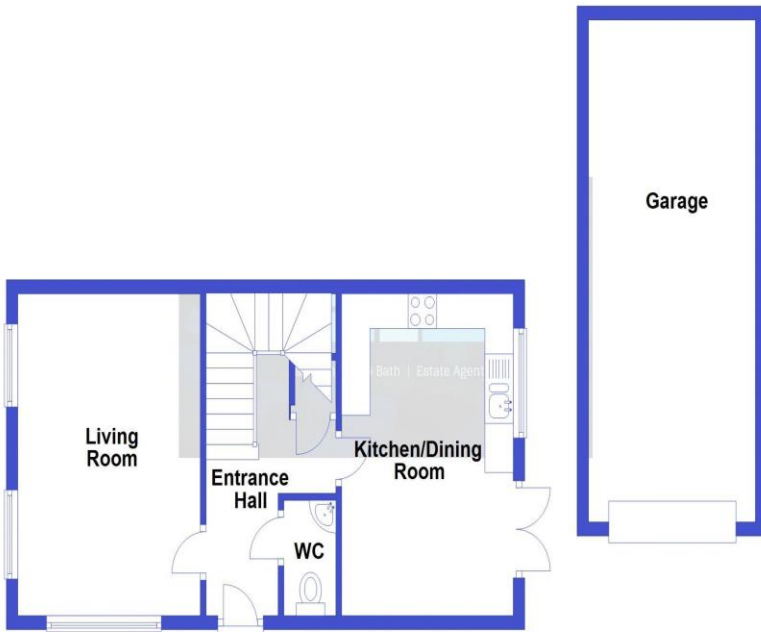
£120 per annum

Council Tax Band C

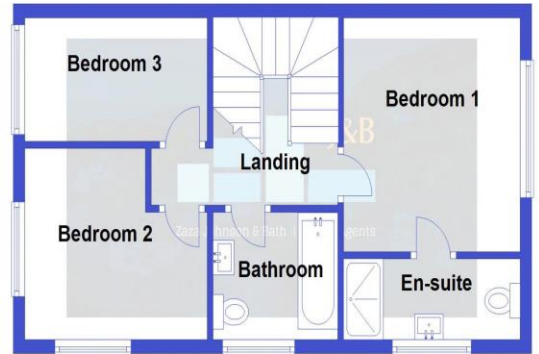
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Contact](#)

Energy performance certificate (EPC)

4 Handrick Crescent SHEFFIELD S12 6LP	Energy rating B	Valid until: 8 August 2027 Certificate number: 0115-4966-7388-0725-5804
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Property type	Semi-detached house
Total floor area	79 square metres

Rules on letting this property

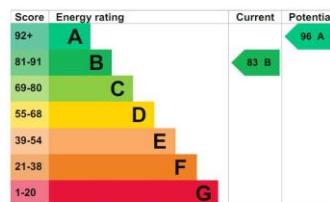
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



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