



13 Chesters Place, Oteley Gardens, Shrewsbury, Shropshire, SY2 6GB

£325,000

Located in the new Oteley Gardens estate is this stunning and modern 3 bedroom end of terrace family home. Benefitting from many local amenities nearby including supermarkets and Meole brace retail park with park and ride. The spacious accommodation comprises of: Entrance hall, living room with bay window, open plan modern kitchen/dining room, downstairs WC, 3 bedrooms, en-suite, private rear garden, driveway with garage.



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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.

Entrance Hall 15' 2" x 6' 3" (4.62m x 1.90m)
Composite frosted panelled glazed entrance door, Floor matt and carpet, radiator, doors to living room, Kitchen/Dining Room, WC, staircase to first floor, under stairs storage cupboard

WC 6' 3" x 3' 3" (1.90m x 0.99m)
Tiled floor, WC, hand basin with tile splashback, extractor fan

Living Room 15' 10" x 9' 5" (4.82m x 2.87m)
Carpeted, x2 DG windows, radiator

Kitchen/Dining Room 15' 10" x 10' 2" (4.82m x 3.10m)
Tiled floor, DG window, DG patio doors opening onto rear garden, range of modern wall and floor kitchen units with laminate worktops, 4 ring gas hob, glass splashback, extractor hood, wall mounted electric oven, bowl and a half stainless steel sink unit with mixer tap, combi boiler housed in wall cupboard, integrated fridge and freezer, plumbing for appliances.

First Floor Landing 12' 4" x 6' 3" (3.76m x 1.90m)
Radiator, access to loft, over stairs storage cupboard

Bedroom 1 10' 9" x 9' 8" (3.27m x 2.94m)
Carpeted, radiator, DG window, door to En-Suite

En-suite 9' 8" x 4' 9" (2.94m x 1.45m)
Tiled floor, radiator, DG window, WC, Hand basin, large shower tray, glazed sliding doors, extractor fan, part tiled

Bedroom 2 10' 5" x 7' 9" (3.17m x 2.36m)
Carpeted, radiator, DG window

Bedroom 3 10' 4" x 7' 8" (3.15m x 2.34m)
Carpeted, DG window, radiator

Bathroom 6' 7" x 6' 4" (2.01m x 1.93m)
Tiled floor, WC, Hand Basin, Bath, DG window, shaving point, radiator, extractor fan

Garage

Rear Garden

Bordered by fencing, mostly laid to lawn, recently installed decking area, stone border, gate access to driveway and garage

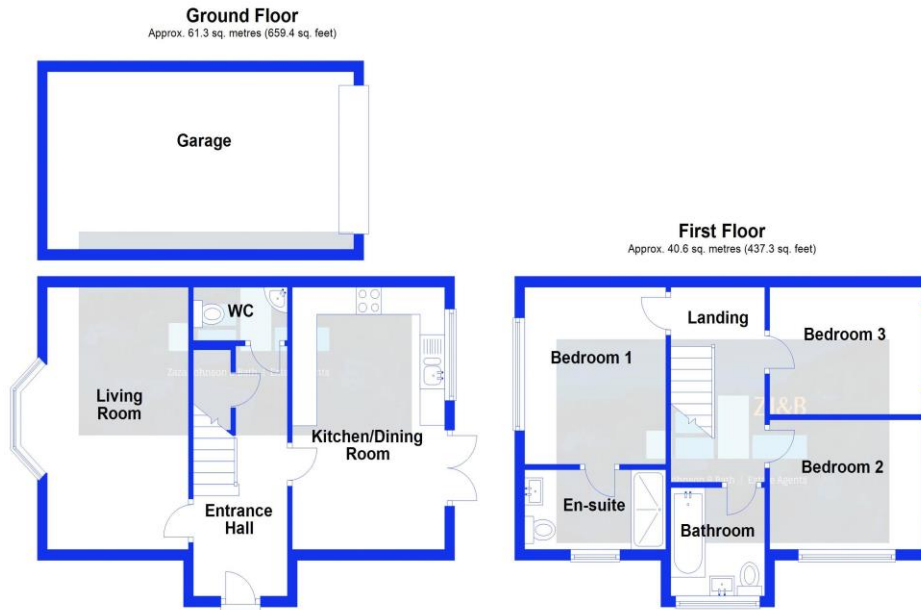
External - Front

Shrubbery area either side of front door, small lawn area to the side, pedestrian path leads to slabbed path to front door

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**



Total area: approx. 101.9 sq. metres (1096.7 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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

13 Chesters Place SHREWSBURY SY2 6GB	Energy rating <div style="font-size: 2em; font-weight: bold; color: white; background-color: blue; padding: 5px; display: inline-block;">B</div>	Valid until: 13 October 2032	Certificate number: 2252-2230-2029-1274-2292
Property type		End-terrace house	
Total floor area		83 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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



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