



## 3 Oteley Road, Shrewsbury, Shropshire, SY2 6GD

**£450,000**

The Acacia, a beautifully presented 4 bedroom detached family home offering comfortable and tasteful accommodation throughout. Inspection is highly recommended to fully appreciate the property which consists of an entrance hall, living room, cloakroom, integral garage, wonderful kitchen/family room opening onto garden, utility, master bedroom with en suite, guest bedroom with en suite, 2 further double bedroom, bathroom driveway private drive with access to only 3 properties, attractive gardens, gas heating system, double glazing.



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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

Recessed entrance porch, composite entrance door.

#### Entrance Hall

Ceramic tiled flooring under stairs storage cupboard, staircase leads to First Floor Landing, door to Integral Garage.

#### Living Room 15' 5" x 11' 6" (4.70m x 3.50m)

A good size room with radiator and double glazed window to the front.

#### Cloakroom/WC

Fitted with wash basin with chrome mixer tap and WC, radiator, ceramic tile flooring.

#### Superb Kitchen/Family Room 28' 10" x 10' 5" (8.78m x 3.17m)

The Kitchen Area is beautifully fitted with range of contemporary grey fronted units, laminate work tops with inset stainless steel sink unit and chrome mix with stainless steel extractor above, oven and grill. LED spot lights, ceramic tiled flooring, window to the rear. The Living/Dining Area has and double glazed French doors leading on to rear garden, further double glazed window to the rear, feature timber panelling to one wall area, LED spot lights.

#### Utility Area 5' 6" x 4' 7" (1.68m x 1.40m)

Fitted to match the Kitchen.

#### Spacious First Floor Landing

Access to loft space, built in airing cupboard housing hot water cylinder.

#### Master Bedroom 16' 0" x 11' 5" (4.87m x 3.48m)

Double glazed window to the front, radiator, built wardrobes.

#### En Suite Shower Room

Attractively fitted with tiled shower cubicle with sliding doors, wash basin and WC, fully tiled walls and flooring, double glazed window to the front, heated towel radiator.

#### Guest Bedroom 14' 9" x 10' 2" (4.49m x 3.10m)

Radiator, double glazed window to the front.

#### En Suite Shower Room

Fully tiled walls and flooring, beautifully fitted with 3 piece suite including tiled shower cubicle, wash basin, WC and heated towel radiator.

#### Bedroom 3 13' 1" x 10' 1" (3.98m x 3.07m)

Radiator, double glazed window to the rear, wardrobe with mirror fronted sliding doors.

#### Bedroom 4/Dressing Room 10' 9" x 10' 3" (3.27m x 3.12m)

Radiator, double glazed window to the rear.

#### Family Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin and WC, towel radiator, fully tiled walls and flooring, double glazed window to the rear.

#### Outside - Front

The property occupies a private position with access to 3 properties. Approached over a tarmac driveway providing parking and access to Garage. Area of lawn to the front with shrub bed.

#### Garage

Up and over door, door to Entrance Hall.

#### Rear Garden

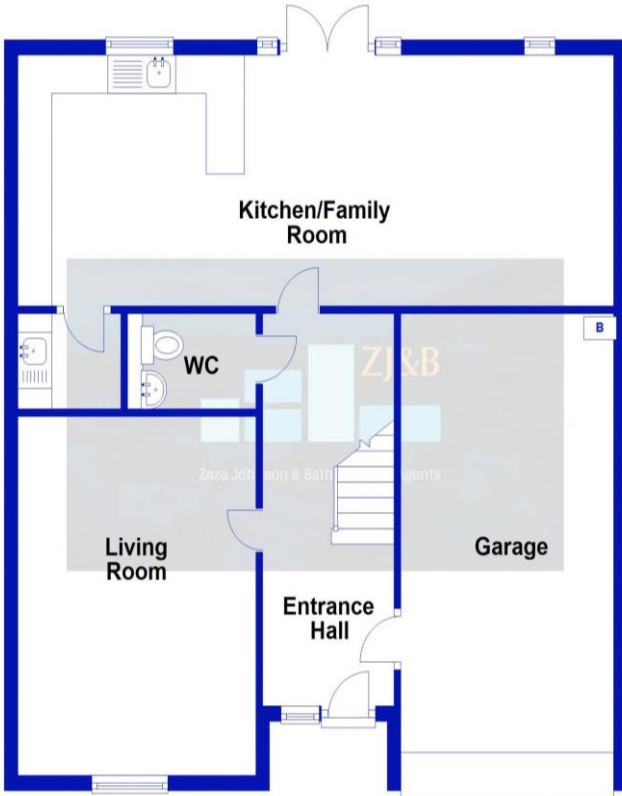
Beautifully maintained, landscaped, south facing rear garden, approached onto a paved patio with lawn beyond. Well established shrub beds with hedging to the rear boundary. The garden is enclosed by timber fencing.

#### Council Tax Band F

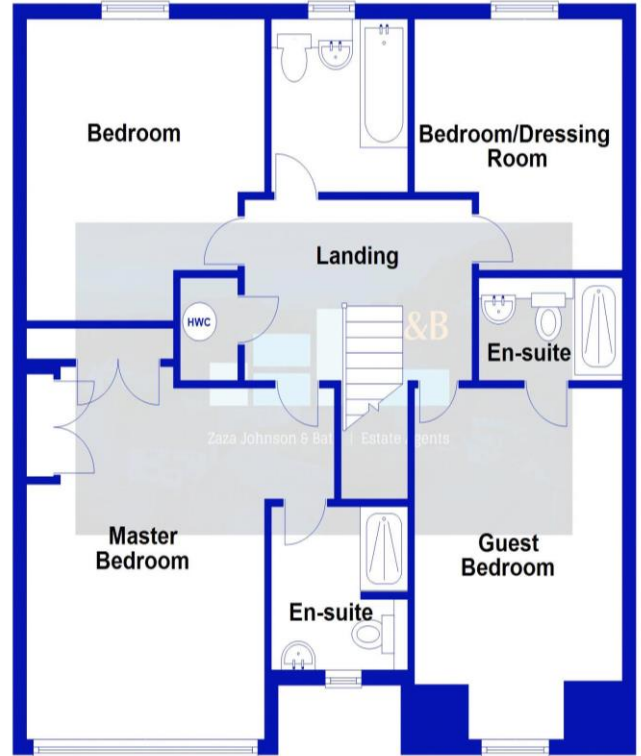
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our

### 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  
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### 3 Oteley Road, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

### Energy performance certificate (EPC)

3 Oteley Road SHREWSBURY SY2 6DD	Energy rating <b>B</b>	Valid until 11 December 2028
		Certificate number 8319-7232-5879-8992-5992

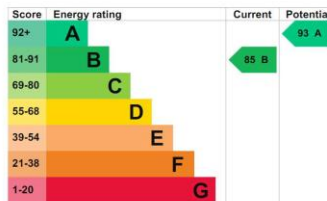
Property type	Detached house
Total floor area	142 square metres

#### 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 requirements and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

#### 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**