



## **37 Maxfield Drive, Oteley Gardens, Shrewsbury, Shropshire, SY2 6GE**

### **Offers in the Region Of £399,950**

An attractive 4 bedroom detached house situated in this popular area with excellent amenities close to hand and with easy access to link roads. The accommodation includes Entrance Hall, Living Room, Study, Downstairs WC, Superb Kitchen/Dining Room, 4 Bedrooms, En-suite Shower Room and Family Bathroom, Driveway, Garage, Landscaped Rear Garden. CGH, DG. 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 with side window.

**Entrance Hall** 12' 8" x 6' 11" (3.86m x 2.11m)  
Parquet effect Karndean LVT flooring, radiator, carpet runner to staircase which leads to First Floor Landing, useful under stairs storage cupboard.

**Living Room** 14' 11" x 9' 11" (4.54m x 3.02m)  
Parquet effect Karndean LVT flooring, double glazed window to the front with fitted shutters, radiator, built in TV studio unit with cupboard and shelving either side, fireplace recess.

**Study** 7' 7" x 6' 1" (2.31m x 1.85m)  
Karndean parquet effect LVT flooring, radiator, double glazed window to the front with fitted shutters.

**Downstairs WC** 6' 2" x 4' 9" (1.88m x 1.45m)  
Tile effect vinyl flooring, wash basin, WC, double glazed window to the side, extractor fan.

**Open-plan Kitchen/Dining Room** 11' 4" x 23' 9" (3.45m x 7.23m)  
Lovely large space with Karndean flooring, double glazed bi-fold patio doors leading onto the rear garden, double glazed window to the rear. The Kitchen is fitted with dark blue matt Shaker style units with quartz work top, inset 1 1/2 bowl sink unit. Integrated 5 zone induction hob with extractor hood above, dishwasher, double oven, fridge and freezer.

### First Floor Landing

Access to loft space, built in storage cupboard.

**Bedroom 1** 11' 6" x 9' 11" (3.50m x 3.02m)  
Carpet, radiator, double glazed window with shutters to the front, built in double wardrobe.

**En-suite Shower Room** 6' 3" x 6' 11" (1.90m x 2.11m)  
Fitted with wash basin, WC, large tiled shower cubicle with glass sliding doors, extractor fan, tiled flooring.

**Bedroom 2** 9' 2" x 9' 9" (2.79m x 2.97m)  
Carpet, radiator, double glazed window with shutters to the front.

**Bedroom 3** 7' 9" x 11' 9" (2.36m x 3.58m)  
Carpet, double glazed window to the rear, radiator.

**Bedroom 4** 7' 9" x 11' 6" (2.36m x 3.50m)  
Carpet, double glazed window to the rear, radiator.

**Family Bathroom** 6' 2" x 7' 0" (1.88m x 2.13m)  
Tiled flooring, fitted with wash basin, WC, bath with mixer shower and fully tiled walls around, double glazed window to the side, towel radiator, extractor fan.

### Rear Garden

The garden has been landscaped by the current owner with lovely, large Indian stone patio leading to large, raised lawn edged with sleepers. To the rear of the garden is raised bed with sleepers and further patio to the rear. Enclosed by timber fencing with gated access to the side giving access to the Driveway and Garage, external lighting and power point.

### Outside - Front

The property is approached over a Tarmac driveway providing parking and access to Garage. The front garden has established shrub beds to either side..

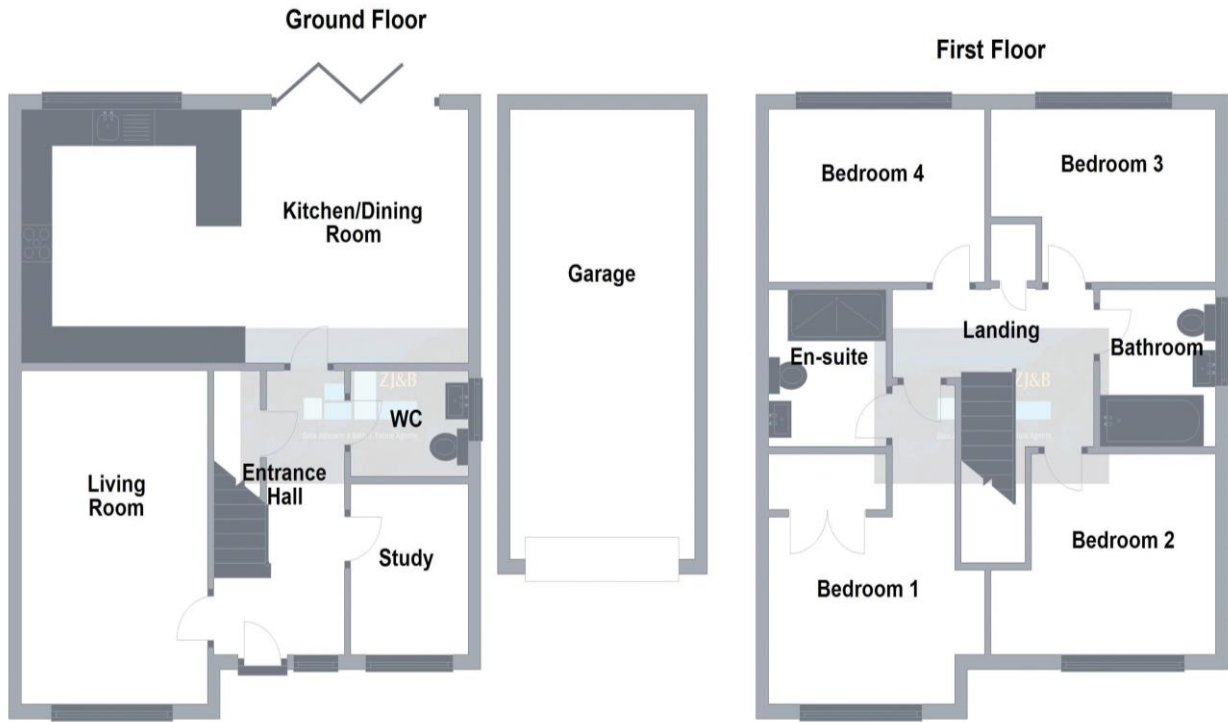
**Garage** 20' 1" x 9' 10" (6.12m x 2.99m)

Up and over door, power and lighting.

### 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**



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 | [Cymraeg](#)

### Energy performance certificate (EPC)

27 Mawddach Drive Stowbury NN12 6SE	Energy rating <b>B</b>	Valid until: 2 May 2032
		Certificate number: 0310-3277-7050-5502-7215

Property type: Detached house  
Total floor area: 113 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 \(https://www.gov.uk/guidance/landlords-who-let-a-property-minimum-energy-efficiency-standards-2015-2020\)](#)

#### 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](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**