



**Zaza Johnson & Bath**  
Estate Agents

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## **Weirlands, Oteley Road, Shrewsbury, Shropshire, SY2 6QH**

### **Offers in the Region Of £475,000**

This beautifully presented property is located close to many amenities and access to road links and the town centre. The accommodation provides, Entrance Hall, Dining Room, Living Room, Sitting Room, Office, Fabulous Kitchen/Breakfast Room, Utility, Ground Floor Shower Room, 4 good size Bedrooms, superb Bathroom, good size Garden and Driveway, DG, GCH. This property must be seen to appreciate the fantastic accommodation on offer.



## **Weirlands, Oteley Road, Shrewsbury, Shropshire, SY2 6QH**

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**

#### **Storm Porch**

Period entrance door with windows above and to the side.

#### **Entrance Hall** 12' 10" x 7' 11" (3.91m x 2.41m)

Engineered oak flooring, staircase to First Floor Landing, useful under stairs storage cupboard.

#### **Dining Room** 10' 11" x 13' 10" (3.32m x 4.21m)

A lovely room with engineered oak flooring, feature fireplace, alcoves to either side with shelving and storage cupboards, bay window with window seat

#### **Living Room** 12' 6" x 13' 0" (3.81m x 3.96m)

Feature brick fireplace with cast iron log stove inset, carpet, archway to

#### **Sitting Room** 7' 6" x 11' 4" (2.28m x 3.45m)

An attractive room with engineered oak flooring, double glazed French doors to the rear overlooking delightful rear garden, 2 roof lights.

#### **Kitchen/Dining Room** 19' 8" x 10' 2" (5.99m x 3.10m)

Beautifully fitted with contemporary units with quartz worktops, inset sink unit, integrated induction hob with filter hood above and tiled splash back, built in double oven, 2 windows to the side and French doors leading on to rear garden, engineered oak flooring, ample space for dining table, contemporary radiator.

#### **Utility Room** 13' 11" x 6' 3" (4.24m x 1.90m)

Base units with wood effect laminate work tops, inset sink unit, space and plumbing for washing machine, engineered oak flooring, glazed door to the front, window to the side.

#### **Ground Floor Shower Room** 8' 10" x 3' 2" (2.69m x 0.96m)

Attractively fitted with tiled shower cubicle, wash basin and WC, tiled flooring, window to the front.

#### **Office** 13' 10" x 9' 8" (4.21m x 2.94m)

A lovely light room with engineered oak flooring, double French doors with side windows lead onto rear garden.

#### **First Floor Landing** 13' 11" x 8' 11" (4.24m x 2.72m)

Carpet, feature stained glass double glazed window to the side. access to roof space.

#### **Bedroom 1** 12' 5" x 13' 0" (3.78m x 3.96m)

Double glazed window to the front, built in wardrobes with sliding doors, carpet, double glazed window overlooking rear garden.

#### **Bedroom 2** 10' 11" x 13' 2" (3.32m x 4.01m)

Carpet, double glazed window to the front.

#### **Bedroom 3** 10' 3" x 9' 11" (3.12m x 3.02m)

Carpet, double glazed window to the rear overlooking garden.

#### **Bedroom 4** 7' 8" x 9' 0" (2.34m x 2.74m)

Carpet, double glazed window to the front.

#### **Bathroom** 8' 10" x 6' 2" (2.69m x 1.88m)

Attractive contemporary bathroom fitted with 3 piece suite including bath with shower unit over and aqua-boarding around, wash basin and WC set to vanity unit with plenty of storage and shelving, towel radiator, double glazed window to the side, wood effect flooring.

#### **Rear Garden**

A good size rear garden approached onto a patio extending to large lawn. Enclosed by timber fencing with trees to the rear boundary.

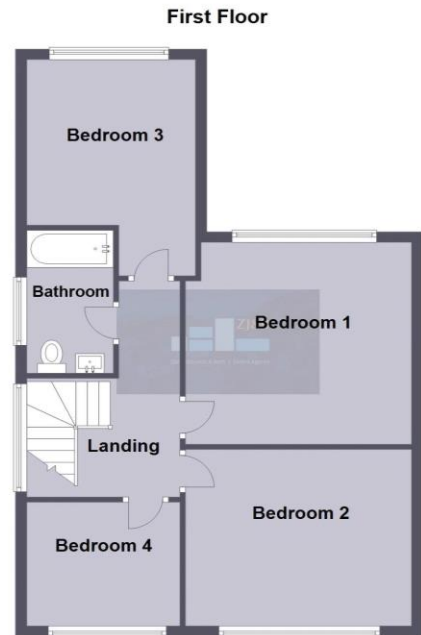
#### **External - Front**

The property is approached over a large Tarmacadam driveway providing parking for at least 4 cars. The driveway continues to the side of the property and provides access to the rear garden.

#### **Council Tax Band D**

**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.  
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## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

Weirlands Oakley Road SHREWSBURY SY2 6DH	<b>Energy rating</b>  <div style="font-size: 2em; font-weight: bold;">C</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Valid until:</td> <td style="width: 50%;">11 September 2034</td> </tr> <tr> <td>Certificate number:</td> <td>8234-5821-3400-0479-1292</td> </tr> </table>	Valid until:	11 September 2034	Certificate number:	8234-5821-3400-0479-1292
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Property type: Detached house  
Total floor area: 169 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 C. It has the potential to be C.

[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

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

Current	Potential
79 C	79 C





### 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**