



## 13 Tipton Close, Off Oteley Road, Shrewsbury, Shropshire, SY2 6GP

**£410,000**

A beautifully presented modern 4 bedroom detached house that has been upgraded internally and provides a quality landscaped rear garden. The well designed appealing accommodation includes: Central Entrance Hall, Guest WC, Living Room, Generous Study, Large Impressive Family Kitchen/Dining/Sitting Room, Utility Room. Upstairs The Main Bedroom Has An En-suite Shower Room And Walk In Wardrobe, There Are 3 Further Good Sized Bedrooms And Family Bathroom. 2/3 Car Drive And Garage.  
Viewing Is Absolutely Essential For Full Appreciation.



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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

Pitched roof storm porch, double glazed composite entrance door.

**Spacious Central Hall** 14' 8" x 6' 4" (4.47m x 1.93m)

Radiator, wood style laminate flooring, useful under stairs storage cupboard, staircase leads to First Floor Landing.

### Cloakroom/WC

Fitted with wash basin and WC, radiator, extractor.

**Living Room** 14' 8" x 10' 0" (4.47m x 3.05m)

Radiator, ornamental fireplace recess, double glazed window to the front.

**Study** 9' 0" x 7' 7" (2.74m x 2.31m)

Radiator, feature panelling to one wall, double glazed window to the front.

**Family Kitchen/Dining/Sitting Room** 26' 0" x 10' 1" (7.92m x 3.07m)

The Kitchen is fitted with a good range of units with laminated work tops, 1 1/2 bowl sink unit inset, large double glazed window to the rear. integrated 4 ring gas hob with steel splash back and filter hood above, fridge/freezer and dishwasher. Generous Dining/Sitting Area with double glazed French doors leading onto attractive landscaped garden, further double glazed window to the rear, 2 radiators, feature panelling to one wall.

**Utility Room** 6' 11" x 5' 8" (2.11m x 1.73m)

Fitted with units and worktops to match the Kitchen, plumbing for washing machine, radiator, double glazed door to the side.

### First Floor Landing

Radiator, built in linen cupboard, access to roof space.

**Bedroom 1** 15' 1" x 10' 2" (4.59m x 3.10m)

A spacious, comfortable room with radiator, feature panelling to one wall, double glazed window to the front, large walk-in wardrobe with hanging rail and shelving, light and radiator.

### En-Suite Shower Room

Fitted with large tiled shower cubicle, wash basin, WC, radiator, extractor double glazed window to the front.

**Bedroom 2** 12' 4" x 9' 0" (3.76m x 2.74m)

Radiator, double glazed window to the front.

**Bedroom 3** 12' 9" x 9' 0" (3.88m x 2.74m)

Radiator, double glazed window overlooking rear garden.

**Bedroom 4** 8' 7" x 7' 8" (2.61m x 2.34m)

Radiator, double glazed window overlooking rear garden.

### Main Bathroom

Fitted with 4 piece white suite including bath with half tiled walls around, fully tiled shower cubicle, wash basin and WC, radiator, extractor, double glazed window to the rear.

### Outside - Front

The garden to the front is laid to lawn with central paved pathway and ornamental tree. Gated pathway to the side leads to the rear garden.

### Rear Garden

Attractive, landscaped rear garden approached onto a quality porcelain paved patio with inset garden lighting. The majority of the garden are laid to lawn with deep well stocked shrub beds to one side and rear. Porcelain paved pathway leads through to further paved seating area. The rear garden has external power, lighting and cold water tap and is enclosed by close boarded timber fencing.

### Garage and Parking

Tandem length driveway providing parking and leads to brick built Garage.

**Garage** 19' 6" x 9' 10" (5.94m x 2.99m)

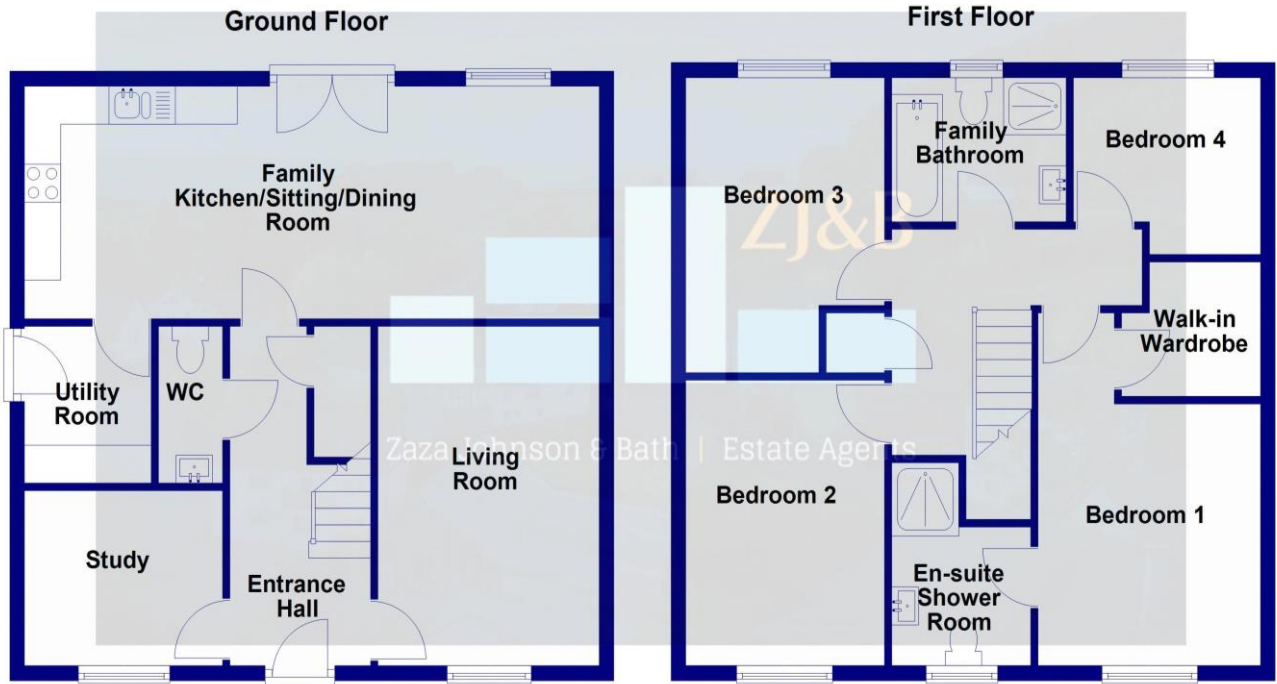
### Services

Mains Gas, Electricity Water and Drainage are connected.

### 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**



13 Tipton Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

13 Tipton Close SHREWSBURY SY3 6QP	Energy rating <b>B</b>	Valid until 8 June 2033
		Certificate number 7037-6736-3000-0931-5206

Property type	Detached house
Total floor area	124 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-should-achieve-property-minimum-energy-efficiency-standards-what-you-need-to-know>

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**