



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



17 Tipton Close, Off Oteley Road, Shrewsbury , Shropshire , SY2 6GP

£375,000

A very well designed 4 bedroom detached house that provides great living space and exceptionally large bedrooms. Includes: Entrance hall, WC, Living Room With Bay Window, Generous Kitchen/Dining Room, Utility, Main Bedroom With Dressing Area And En-suite Shower Room, 3 Further Double Bedrooms, 4 Piece Family Bathroom. Attractive Cu-de-sac setting, Double Width Drive And Integral Garage. No Upward Chain.



17 Tipton Close, Off Oteley Road, Shrewsbury , Shropshire , SY2 6GP

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

Canopied storm porch, double glazed composite entrance door.

Entrance Hall 16' 10" x 6' 9" (5.13m x 2.06m)

Radiator, range of useful understairs storage cupboard, staircase leads to First Floor Landing, staircase leads to First Floor Landing.

Cloakroom/WC

Decorative pattern tile flooring, half tiled walls, 2 piece suite providing wash basin and WC, radiator, extractor.

Living Room 15' 5" x 9' 1" (4.70m x 2.77m)

Feature timber panelling to one wall, radiator, walk in double glazed bay window to the front, sunken and wall lighting points.

Kitchen/Dining Room 26' 10" x 8' 9" (8.17m x 2.66m)

The Kitchen Area is fitted with base and eye level units with laminated work tops, inset 1 1/2 bowl sink unit, integrated Zanussi induction hob with steel splash back and filter hood above, Zanussi electric oven and dishwasher, double glazed window to the rear. Generous Dining Area with radiator, double glazed French doors and window overlooking rear garden, sunken lighting points.

Utility Room

Work surface, space and plumbing for washing machine, radiator, extractor, useful built in shelved cupboard.

First Floor Landing

Radiator, loft access.

Bedroom 1 13' 2" x 9' 3" (4.01m x 2.82m)

2 double glazed windows to the front, radiator.

Dressing Room

Open wardrobes and shelves.

En-suite Shower Room

Fitted with tiled shower cubicle with sliding door, wash basin and WC, heated towel rail, half tiled walls, double glazed side window, extractor.

Bedroom 2 12' 9" x 9' 9" (3.88m x 2.97m)

Radiator, picture rail, deep wardrobe/store cupboard, double glazed window to the front.

Bedroom 3 31' 1" x 8' 4" (9.47m x 2.54m)

Radiator, double glazed window to the rear.

Bedroom 4 10' 1" x 9' 5" (3.07m x 2.87m)

Radiator, double glazed window to the rear.

Bathroom

Attractively fitted with 4 piece suite providing bath, tiled shower cubicle, wash basin and WC, half tiled walls, decorative tile flooring, heated towel rail, extractor, double glazed window to the rear.

Outside - Front

Double width Tarmac driveway provides parking and leads to Garage. The front garden is laid to lawn with ornamental tree.

Integral Garage

Up and over door, power and lighting points, gas fired central heating boiler.

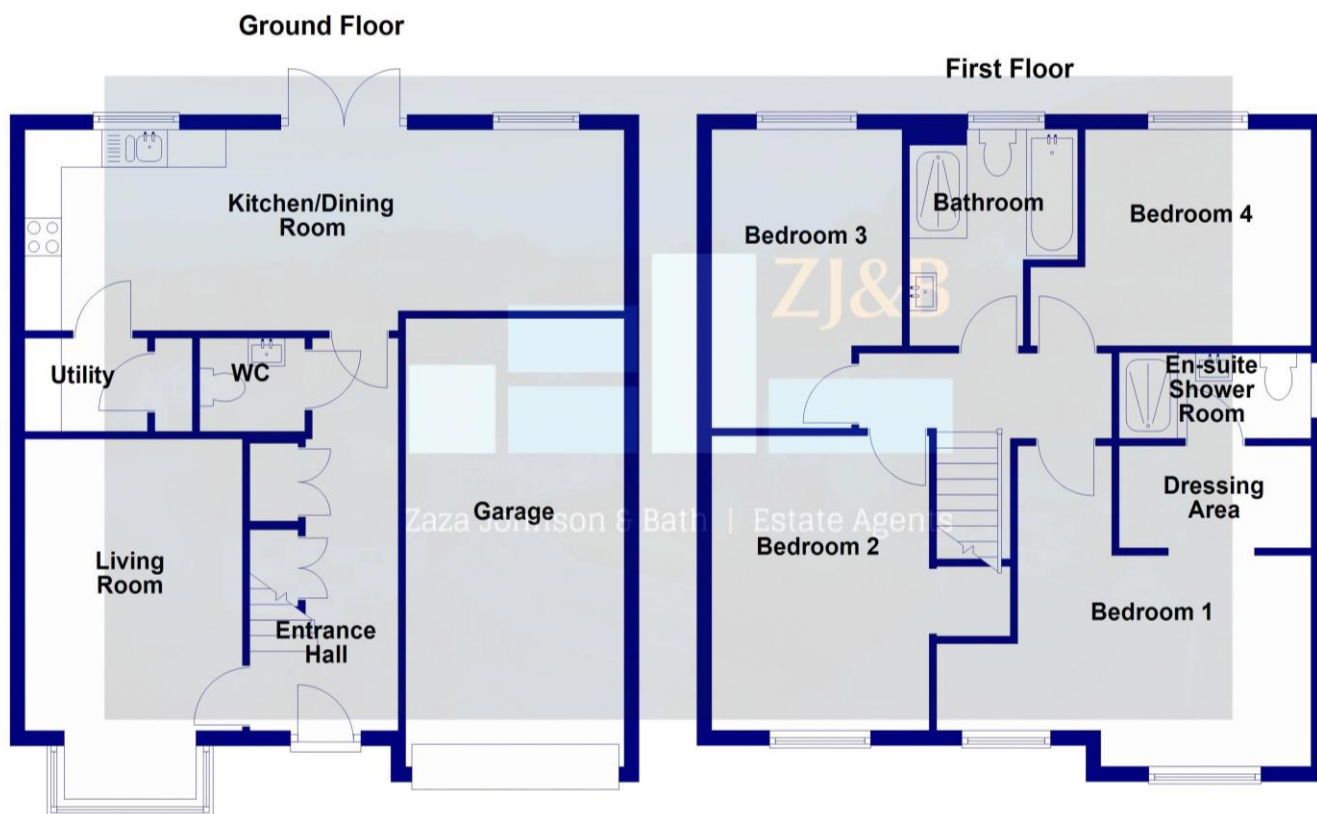
Rear Garden

Enclosed by close boarded timber fencing, approached onto a patio with lawn beyond and pathway to the side.

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**



17 Tipton Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

17 Tipton Close SHREWSBURY SY2 8DQ	Energy rating B	Valid until: 26 June 2032 Certificate number: 6506-3339-0032-6026-34713
--	---------------------------	--

Property type	Detached house
Total floor area	118 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/minimum-energy-efficiency-standards-for-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-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](#)



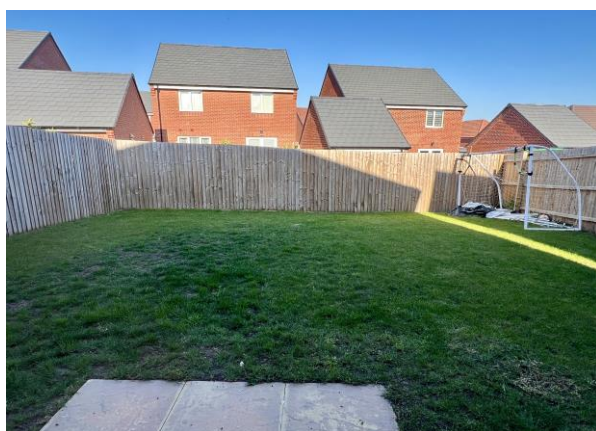
The graph shows this property's current and potential energy rating.

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