



Zaza Johnson & Bath
Estate Agents

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56 Hendrick Crescent, Oteley Road, Shrewsbury, Shropshire, SY2 6JF

Offers in the Region Of £294,000

An attractive 3 bedroom detached property located on this popular development with excellent amenities close by and within easy access of the town centre and link roads. The accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Cloakroom/WC, 3 Bedroom, En-suite Shower Room, Family Bathroom, Gardens, Driveway, GCH and DG. 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.

Entrance Hall 14' 5" x 6' 2" (4.39m x 1.88m)

Tile effect vinyl flooring radiator, carpeted staircase to First Floor Landing under stairs storage cupboard.

Cloakroom/WC 3' 1" x 5' 2" (0.94m x 1.57m)

Wood effect vinyl flooring, radiator, wash basin and WC, double glazed window to the rear.

Living Room 17' 9" x 10' 0" (5.41m x 3.05m)

Dark wood effect laminate flooring, double glazed window to the front and double glazed French doors leading to rear garden. Media wall with electric fan assisted fire below, concealed cables.

Kitchen/Dining Room 17' 9" x 8' 2" (5.41m x 2.49m)

Wood effect vinyl flooring, radiator, double glazed French doors to rear garden. Fitted with white matt base and eye level units with laminate work tops, inset 1 1/2 bowl sink unit, tiled splash, double glazed window to the front, integrated electric oven, 4 ring gas hob with filter hood above, dishwasher and fridge freezer.

First Floor Landing 9' 8" x 9' 11" (2.94m x 3.02m)

Carpet, double glazed window to the rear, radiator, built in cupboard housing gas central heating boiler, newly fitted loft access with fold down ladder,

Bedroom 1 11' 2" x 10' 3" (3.40m x 3.12m)

Carpet, radiator, double glazed window to the front.

En-suite Shower Room 6' 4" x 5' 7" (1.93m x 1.70m)

Tile effect vinyl flooring radiator, double glazed window to the front. Fitted with good size, fully tiled, corner shower cubicle with mixer shower, wash basin and WC, extractor fan.

Bedroom 2 11' 4" x 8' 5" (3.45m x 2.56m)

Carpet, double glazed window to the front, radiator.

Bedroom 3 8' 5" x 6' 1" (2.56m x 1.85m)

Carpet, radiator, double glazed window to the rear.

Bathroom 6' 7" x 6' 3" (2.01m x 1.90m)

Tile effect vinyl flooring, double glazed window to the rear, radiator, extractor fan. Fitted with bath with electric shower over and tiled walls around, wash basin and WC.

Rear Garden

The rear garden is mainly laid to lawn. 2 patio areas. Further patio and raised decking to the rear of the garden, space for a shed. Gated access to the side leads to tandem driveway. The garden is enclosed by timber fencing.

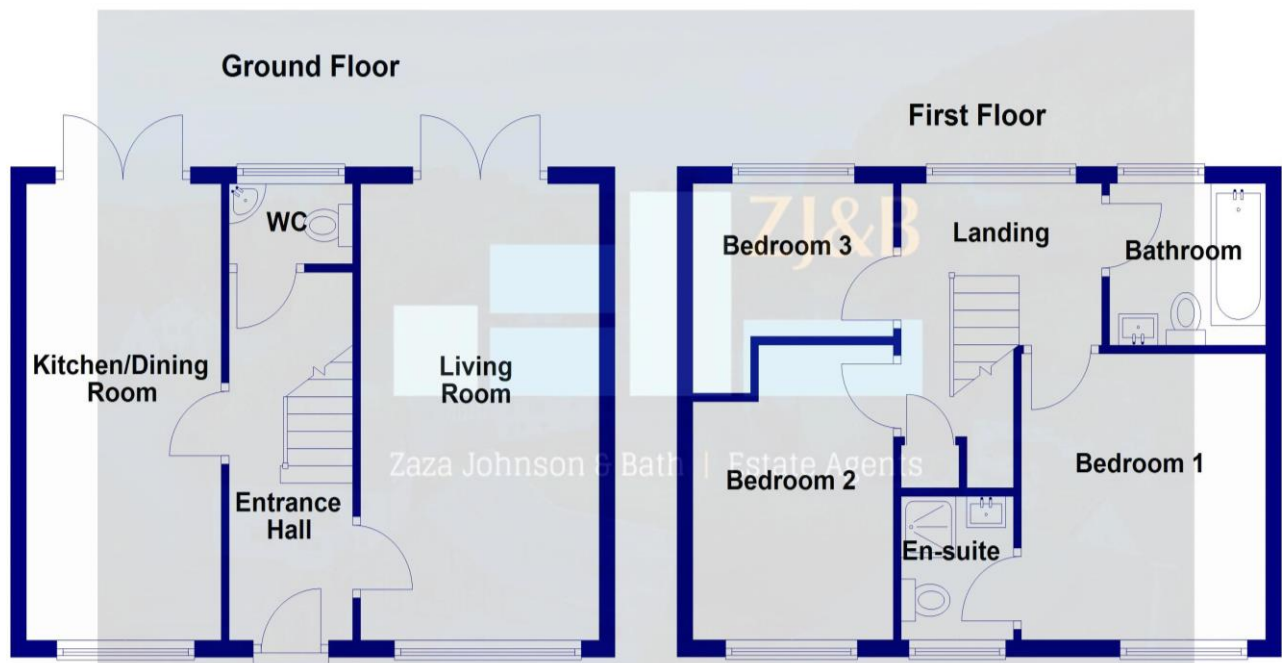
Outside - Front

Paved pathway with step leads to entrance door. Stone borders and shrub beds. Tandem driveway to the side of the property.

Council Tax Band B

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**



56 Hendrick Crescent, Oteley Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

56, Hendrick Crescent SHREWSBURY SY2 6JF	Energy rating B	Valid until:	15 January 2029
		Certificate number:	8906-7266-0239-7197-2913

Property type Detached house

Total floor area 86 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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