



**Zaza Johnson & Bath**  
Estate Agents

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## **64 Hendrick Crescent, Oteley Road, Shrewsbury, Shropshire, SY2 6JF**

### **Offers in the Region Of £310,000**

An attractive, upgraded 3 bedroom detached house, occupying on a corner plot within this popular development within easy reach of good local amenities, Shrewsbury town centre and link roads. The accommodation includes Entrance Hall, Cloakroom/WC, Living Room, Kitchen/Dining Room with integrated appliances, 3 Bedrooms, En-suite Shower Room, and Bathroom. Private enclosed rear Garden and Driveway to the rear. GCH, DG.

**NO UPWARD CHAIN.**



## 64 Hendrick Crescent, Oteley Road, Shrewsbury, Shropshire, SY2 6JF

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 entrance door.

### Entrance Hall

Wood effect tiled flooring, radiator, staircase leading to First Floor Landing.

### Cloakroom/WC

Fitted with white suite including wash basin and WC, radiator, wood effect tiled flooring, extractor fan and recessed spotlights.

### Living Room 17' 8" x 9' 11" (5.38m x 3.02m)

UPVC double glazed bay window to the front and double glazed window to the side 2 radiators.

### Kitchen/Dining Room 17' 8" x 15' 0" max and 7' 7" min (5.38m x 4.57m/2.30m)

The Kitchen Area is attractively fitted with a good range of has a range of units with wood effect work tops, 1 1/2 bowl sink unit inset, integrated dishwasher, fridge/freezer, washer/dryer, oven, 4 ring induction hob with stainless steel filter hood above, tiled splash-backs, ceramic tiled floor, double glazed window to rear. The Dining Area has ceramic tiled floor, radiator. double glazed window to side and double glazed French doors leading on to rear garden.

### First Floor Landing

Double glazed window, loft access, radiator.

### Bedroom 1 11' 9" max 8' 10" min x 11' 5" (3.58m/2.69m x 3.48m)

Double glazed window, radiator, built in over stairs wardrobe/storage cupboard.

### En-suite Shower Room

Fitted with 3 piece suite including tiled shower cubicle, wash basin and WC, tiled floor, part tiled walls, recessed spotlights, extractor fan, double glazed window, heated chrome style towel rail.

### Bedroom 2 11' 2" x 10' 2" (3.40m x 3.10m)

Feature wall panelling, 2 double glazed windows, radiator.

### Bedroom 3 8' 4" x 6' 0" (2.54m x 1.83m)

Double glazed window, radiator.

### Main Bathroom

Fitted with 3piece suite including bath with electric shower over, wash hand basin and WC, ceramic tile floor, radiator, part tiled walls, double glazed window to the side, recessed spotlights and extractor fan.

### Outside - Front

A paved pathway provides access to the entrance door. The front garden is laid to lawn which extends to the side of the property with established shrubs and enclosed by mature hedging. Gated access to the side of the property leads to the rear.

### Rear Garden

A sunny south facing rear garden enclosed by fencing and brick wall. The current owner have replaced the paved patio edged by sleepers and a matching pathway leads to the rear of the garden and timber garden shed with raised shrub beds to the rear. Beyond the rear garden there is a Tarmacadam driveway providing parking for 2 cars.

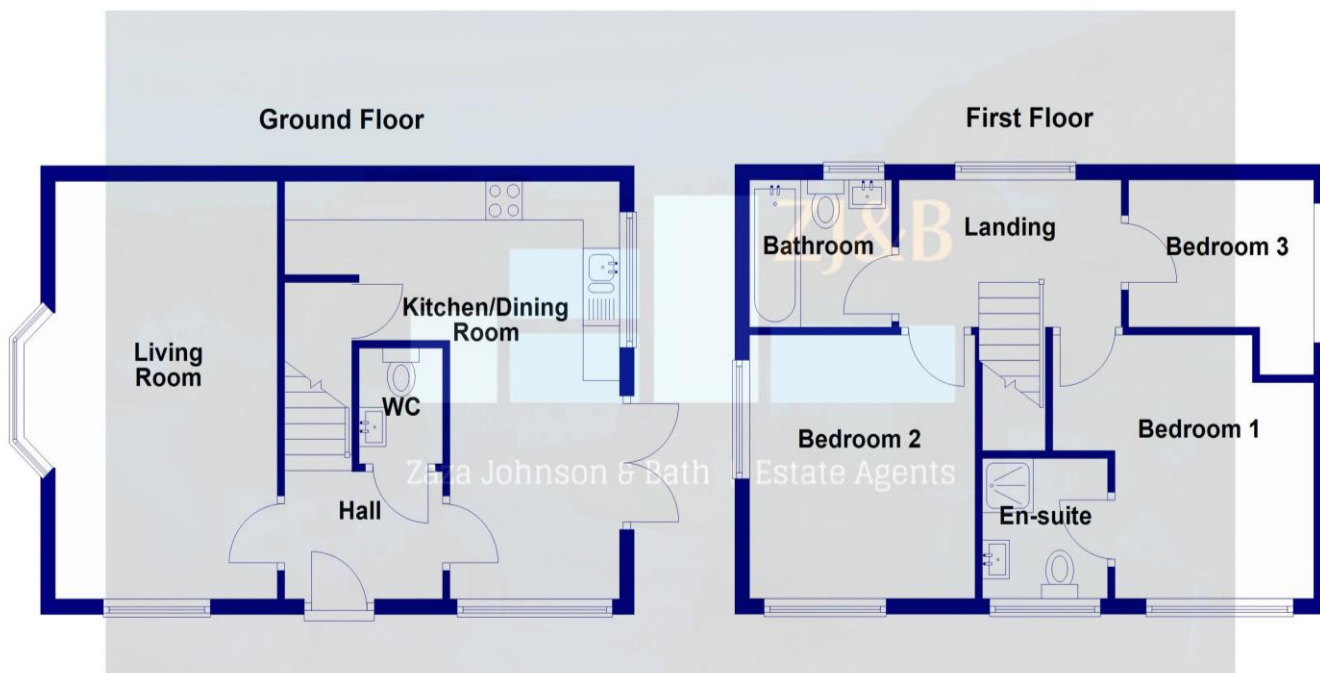
### Agents' Note

We are informed that there is an annual service charge for up keep and maintenance of the development which is currently £140 per year. This charge is not fixed and changes annually.

### Council Tax Band C

**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**



64 Hendrick Crescent, Oteley Road, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

64, Hendrick Crescent SHREWSBURY SY2 6JF	Energy rating <b>B</b>	Valid until: 9 July 2029
		Certificate number: 9106-3061-7333-6851-5934

Property type	Detached house
Total floor area	87 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**