



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



4 Simpson Way, Off Oteley Road, Shrewsbury, Shropshire, SY2 6FT

Offers in Excess of £330,000

This upgraded, attractively priced "Mylne" design 4 bedroom detached house is beautifully presented and enjoys a lovely landscaped garden. The accommodation includes: Entrance Hall, WC, Living Room, attractively fitted Kitchen/Dining Room with plenty of space for a sofa, main Bedroom with En-suite Shower Room, 3 further well proportioned Bedrooms, Family Bathroom, GCH, DG, long Driveway and Garage. Viewing Is Thoroughly Recommended.



4 Simpson Way, Off Oteley Road, Shrewsbury, Shropshire, SY2 6FT

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 entrance Storm Porch, double glazed composite entrance door.

Entrance Hall

Wood effect tiled flooring, radiator, under stairs cloaks cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with 2 piece white suite including wash basin and WC, radiator, tiled flooring, double glazed front window.

Living Room 15' 8" x 11' 1" (4.77m x 3.38m)

Double radiator, double glazed window to the front.

Family Kitchen/Dining Room 19' 8" x 14' 1" (5.99m x 4.29m)

Fitted with grey fronted units to 2 wall areas, laminated work tops with splash backs, 1 1/2 bowl sink unit inset, cupboard housing gas fired gas central heating boiler. Integrated fridge/freezer, dishwasher, washing machine, double electric oven and 4 ring gas hob with steel splash back and filter hood above. Ample space for dining table and sofa, double radiator, double glazed window to the rear and French doors lead on to attractive landscaped rear garden.

First Floor Landing

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

Bedroom 1 12' 9" x 9' 2" (3.88m x 2.79m)

Radiator, double glazed window to the front.

En-suite Shower Room

Fitted with large walk-in tiled shower cubicle, wash basin and WC, tiled flooring, radiator.

Bedroom 2 11' 1" x 8' 2" (3.38m x 2.49m)

Radiator, double glazed window overlooking rear garden.

Bedroom 3 11' 1" x 6' 10" (3.38m x 2.08m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 8' 10" x 8' 2" (2.69m x 2.49m)

Radiator, double glazed window to the front.

Family Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin and WC, tiled flooring, radiator, extractor, double glazed side window.

Outside - Front

The front garden is laid to lawn with gravel border to one side. Driveway to the side provides parking for 2 cars and access to Garage.

Brick Built Garage 19' 8" x 9' 10" (5.99m x 2.99m)

Up and over door, power and lighting.

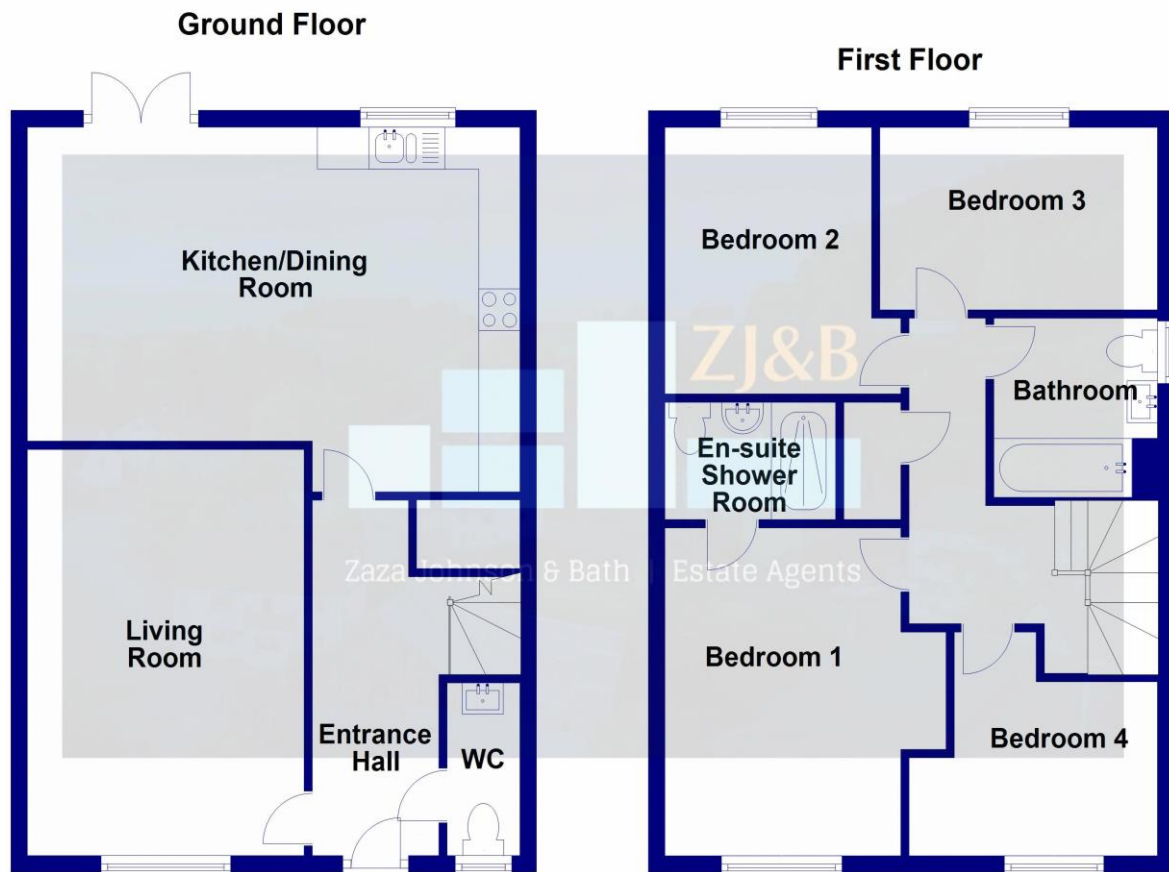
Rear Garden

The rear garden has been attractively landscaped, approached on to timber decking with gravel beds beyond. A good selection of shrubs are set around the garden which is enclosed by fencing with gated access to the side. Cold water tap.

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**



4 Simpson Way, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

25/07/2025, 11:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
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Energy performance certificate (EPC)

4 Simpson Way SHREWSBURY SY2 9FT	Energy rating B	Valid until:	18 July 2031
		Certificate number:	2200-7516-0132-5098-3393

Property type	Detached house
Total floor area	106 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