



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



**5 Simpson Way, Oteley Road,
Shrewsbury, Shropshire, SY2 6FT**

Offers in the Region Of £250,000

A beautifully presented 2-bedroom semi-detached home offering stylish living space and a beautiful, landscaped rear garden. The property is located on this sought-after modern development on the eastern side of Shrewsbury, within convenient access of the town centre and excellent local amenities and transport links. Accommodation comprises: Living Room, WC, Kitchen/Dining Room, 2 Bedrooms, En-suite Shower Room and main Bathroom, landscaped rear Garden and 2 Parking Spaces.



5 Simpson Way, 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

uPVC double-glazed entrance door.

Living Room 12' 0" x 13' 4" (3.65m x 4.06m)

Carpet, double-glazed window to the front, radiator, wall-mounted electric fire with oak mantle above and staircase leading to First Floor Landing.

Inner Hall

Tiled flooring, doors to Kitchen and Living Room.

WC 5' 10" x 3' 6" (1.78m x 1.07m)

Fitted with wash basin and WC, tiled flooring, radiator, extractor fan.

Kitchen/Dining Room 10' 3" x 13' 4" (3.12m x 4.06m)

Tiled flooring, double-glazed patio doors lead onto the rear garden, double-glazed window to the rear. The Kitchen is fitted with a good range of units with laminate worktops, inset sink unit, integrated 4-ring gas hob with extractor above and electric oven. Radiator, useful understairs storage cupboard.

First Floor Landing 6' 9" x 6' 9" (2.06m x 2.06m)

Bedroom 1 10' 3" x 9' 9" (3.12m x 2.97m)

Carpet, radiator, double-glazed window to the rear.

En-Suite Shower Room 10' 3" x 3' 3" (3.12m x 0.99m)

Fitted with fully tiled shower cubicle with mixer shower, wash basin and WC, tiled flooring, and shaver socket.

Bedroom 2 8' 9" x 13' 2" (2.66m x 4.01m)

Double-glazed window to the front, radiator, carpet, and built-in over-stairs storage cupboard.

Bathroom 6' 4" x 6' 8" (1.93m x 2.03m)

Fitted with wash basin, WC and bath with mixer shower, tiled walls around and shower screen, tiled flooring, extractor fan and chrome heated towel radiator.

Rear Garden

The rear garden has been much improved by the current owners, including a paved patio with pathway to one side which leads to a further patio to the rear of the garden. Central raised area of artificial lawn and shrub beds to one side. The garden is enclosed by a brick wall to the rear and fencing to both sides, with gated access back to the front of the property.

External - Front

The property is approached over a paved pathway which leads to the front door and neat lawns to either side. Two parking spaces to the front of the property.

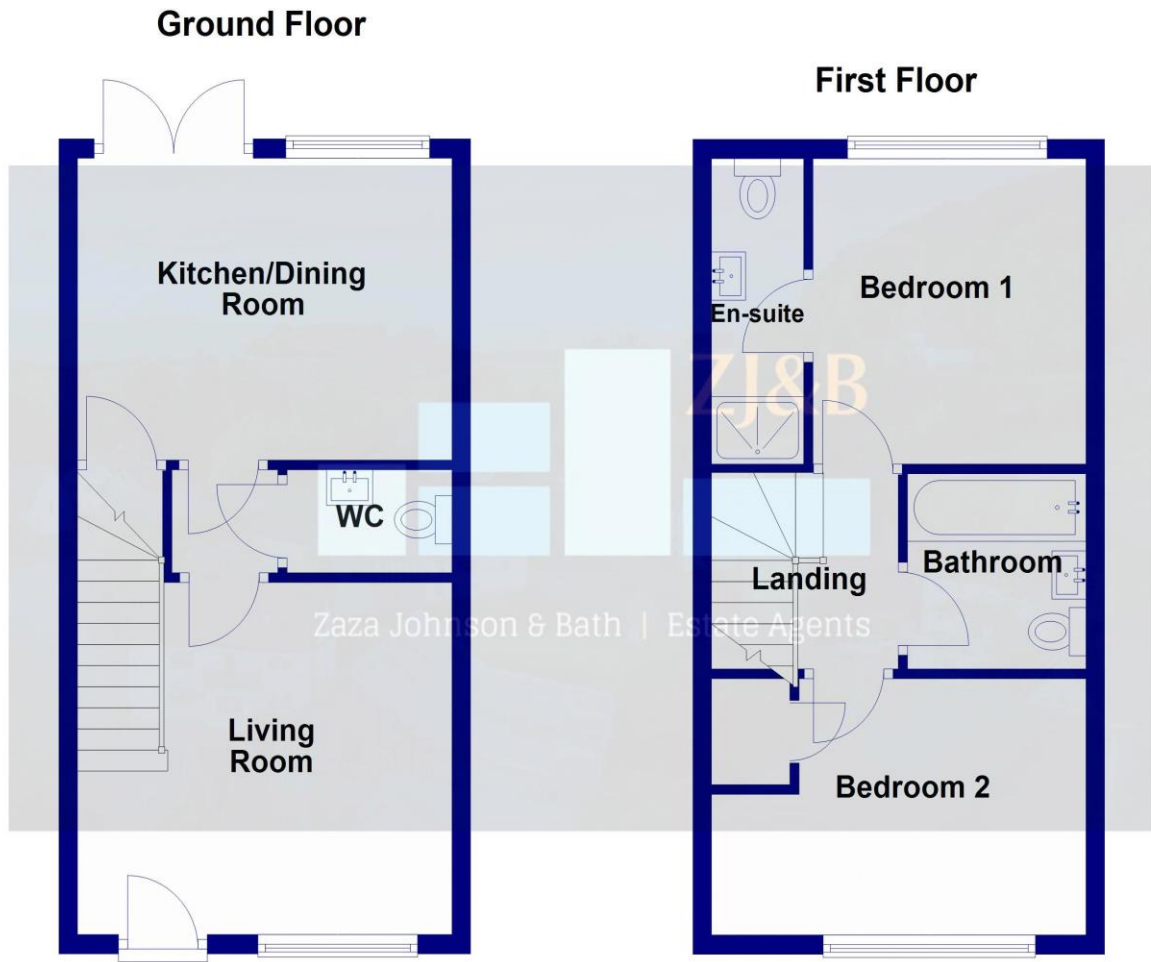
Site Maintenance Charge

£140 per annum

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**



5 Simpson Way, Oteley Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

07/11/2025, 10:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
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Energy performance certificate (EPC)

5 Simpson Way Shrewsbury SY2 6PT	Energy rating B	Valid until:	25 July 2031
		Certificate number:	2369-3002-2303-2059-5200

Property type	Semi-detached house
Total floor area	66 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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