

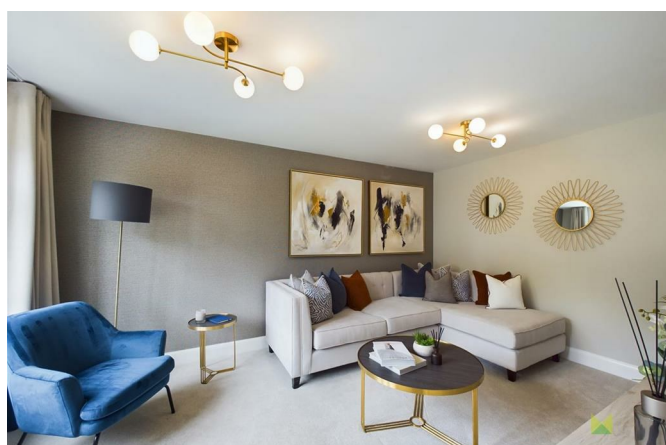
33 Oteley Road Shrewsbury SY2 6GD



4 Bedroom House - Detached
Offers In The Region Of £399,995

The features

- BEAUTIFULLY PRESENTED SHOW HOME
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- WELL APPOINTED FAMILY BATHROOM
- VIEWING ESSENTIAL
- LOUNGE AND HOME OFFICE
- FULLY INTEGRATED APPLIANCES
- 3 FURTHER DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY AND ADDITIONAL PARKING SPACE
- EPC RATING B



***** IMPRESSIVE DETACHED FAMILY HOME *****

This beautifully presented, double fronted detached home has been finished to an exceptional standard of specification and is set in lovely landscaped gardens.

Occupying an enviable position, set back from the road in this much sought after location, ideal for commuters with excellent access to the A5/M54 motorway network.

Reception Hall with Cloakroom, Lounge, Home Office, open plan Living/Dining/Kitchen, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking and garage and landscaped gardens.

Viewing essential.

Property details

DESCRIPTION

An opportunity to purchase this fabulous Show Home which has just been released to the market and is offered for sale with the option to purchase many of its fixtures and fittings. Having been finished to a high standard with many additional upgrades including a contemporary Kitchen with full range of appliances and solid worksurfaces, well appointed en suite and bathroom.

Without the additional cost of a standard new build, the property is complete with window dressings, light fittings, flooring, impressive decor and established landscaped gardens - all you need to bring is your personal effects.

PLEASE NOTE - We are selling this home on behalf of a private owner (not Bovis Homes) - and all viewings are strictly through Monks.

LOCATION

The property occupies an enviable position right on the edge of this popular development set back from the road on a small private driveway. Perfect for commuters with ease of access to the A5/M54 motorway network and lovely walks through the nearby Reabrook Conservation area. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

RECEPTION HALL

Covered entrance with outside light and door opening to inviting Reception Hall. Tiled floor, radiator.

CLOAKROOM

With WC and wash hand basin, continuation of tiled floor, radiator.

LOUNGE

Having window overlooking the front, media point, radiator.

STUDY

Again with window to the front, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

A well appointed room, perfect for those who love to entertain and featuring bi-fold doors opening onto rear garden and sun terrace. The kitchen is beautifully fitted with range of French Navy shaker style units incorporating one and half bowl under mount sink with mixer taps set into solid worksurface. Further range of matching base units comprising cupboards and drawers with integrated dishwasher, washing

machine and fridge freezer all with matching fascia panels. Inset 5 burner hob with extractor hood over and drawers beneath, built in double oven and grill with cupboards above and below. Range of eye level wall units, recessed ceiling lights and peninsular breakfast bar divide with seating area. Tiled flooring throughout. All appliances are new and unused, so have full manufacturers warranty.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and of which lead

PRINCIPAL BEDROOM

An excellent principal room with window to the front. Built in double wardrobe with mirror fronted sliding doors, media point, radiator.

EN SUITE SHOWER ROOM

With large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

With window to the front, radiator.

BEDROOM 3

With window to the rear, radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side, recessed ceiling lights.

OUTSIDE

The property occupies an enviable position set back from the road with driveway providing parking and leading to the Garage. The Rear Garden is a particular feature of the property having been landscaped with shaped lawn, with an abundance of well stocked flower, shrub and herbaceous beds and good sized paved sun terrace, adjacent to the Dining Area, perfect for dining alfresco. The Garden has an outside tap and lighting. There is also an additional separate parking space.

GENERAL INFORMATION

NOTE

The balance of the 24 month Bovis Home Owners Warranty will be passed to the new owners. This will expire on 1 April 2025

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

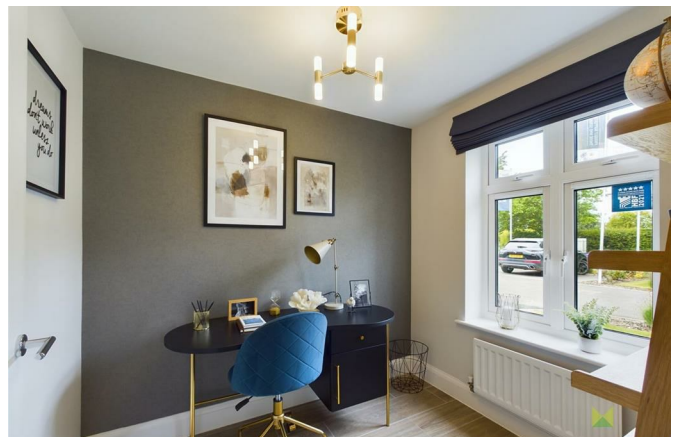
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom



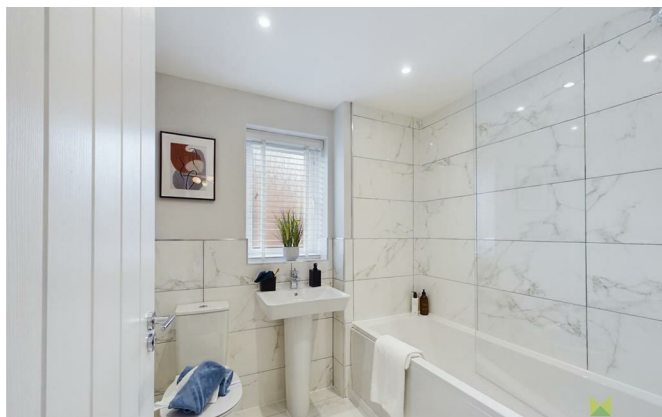


MONKS



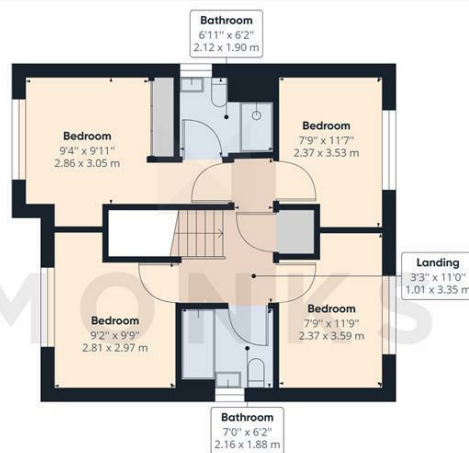
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4 Bedroom House - Detached
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1152.78 ft²
107.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.