

# 16 Chesters Place Oteley Road Shrewsbury SY2 6GB



4 Bedroom House - Detached  
Offers In The Region Of £399,000

## The features

- BRAND NEW HOME - £18,000 CASH BACK ON COMPLETION
- RECEPTION HALL WITH CLOAKROOM
- OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS AND BATHROOM
- EARLY VIEWING RECOMMENDED
- PERFECT FOR GROWING FAMILY
- IMPRESSIVE THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND GARDENS



\*\*\* £18,000 cash back on completion \*\*\*

**FINAL HOME ON THIS IMPRESSIVE BELLWAY DEVELOPMENT** - This fabulous, 4 bedroom double fronted Detached home - The Bowyer design - is the perfect home for a growing family or those who love to entertain.

Featuring high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this sought after development on the edge of the Town.

The well planned accommodation briefly comprises Reception Hall with Cloakroom, lovely through Lounge, open plan Living/ Dining/ Kitchen with range of integrated appliances, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

Driveway with parking, Garage and enclosed Rear Garden.

## Property details

### LOCATION

The Spinney is located on the edge of the Town Centre offering ease of access to the A5/M54 motorway network - perfect for commuters. There are excellent facilities on hand for families including schools, supermarkets, shops, doctors, churches, restaurant and public houses along with lovely walks through the nearby Reabrook Conservation area.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

### CLOAKROOM

With WC and wash hand basin, complimentary tiling.

### THROUGH LOUNGE

A lovely through room naturally well lit from windows to the front and side, media point, radiators.

### OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for those who love to entertain. The Living/Dining area features double opening French doors leading onto the garden and sun terrace. The Kitchen is attractively fitted with contemporary units and range of integrated appliances, window overlooking the garden. Radiators.

### UTILITY ROOM

With continuation of units and space for appliances, door to the side, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the rear, access to roof space and Airing and Linen cupboards.

### PRINCIPAL BEDROOM

Having window overlooking the front, media point, radiator.

### EN SUITE

A well appointed room with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### 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, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the GARAGE. The Gardens are laid to lawn. Outside lighting.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As the property is a new build the council tax banding has not yet been registered.

#### 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 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 home.

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4 Bedroom House - Detached  
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**Judy Bourne**

**Director at Monks**  
 judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422  
**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

**Shrewsbury office**

10a-11 Shoplatch,  
 Shrewsbury, Shropshire, SY1

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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