

11 Higley Drive Oteley Road Shrewsbury SY2 6GW



4 Bedroom House - Detached
Offers In The Region Of £415,000

The features

- BEAUTIFULLY PRESENTED 4 DOUBLE BEDROOM DETACHED HOUSE
- LOUNGE, HOME OFFICE, FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER DOUBLE BEDROOMS
- EXCELLENT RANGE OF AMENITIES AND WALKS ON HAND
- ENVIABLE CUL DE SAC POSITION ON EDGE OF DEVELOPMENT
- DRIVEWAY WITH PARKING AND GARAGE
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- VIEWING ESSENTIAL



*** IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME ***

Why buy brand new when you can move into nearly new, beautifully presented, 4 bedroom detached home which has been enhanced with fixtures and fittings.

A perfect home for today's modern lifestyle - a growing family, those who work from home and those who love to entertain, particularly with its lovely open plan Living / Dining / Kitchen which features bi-fold doors opening onto the rear garden and sun terrace.

Occupying an enviable position on the edge of this popular and sought after development with open aspect to the fore ideally placed for commuters with ease of access to the A5 / M54 motorway network and an excellent range of amenities.

The accommodation briefly comprises Reception Hall, Lounge, Home Office / Study, open plan Living / Dining / Kitchen, Utility with Cloakroom, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom

The property has the benefit of high energy insulation, gas central heating, driveway with parking, garage and enclosed rear garden.

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance portico with door opening to Reception Hall, LVT flooring, useful under stairs storage, radiator.

CLOAKROOM/UTILITY

with suite comprising WC and wash hand basin, complementary tiled surrounds, window to the side. Fitted double base unit with work surface over and having space for appliances, radiator.

LOUNGE

A lovely light room with windows to the front and side, media point, LVT flooring, radiator.

HOME OFFICE

with window to the front, LVT flooring, radiator.

IMPRESSIVE LIVING/DINING/KITCHEN

The perfect space for family or entertaining. The Living area has window to the side, media point, Dining area with bi-fold doors opening on the rear garden and sun terrace. Peninsular breakfast bar divide to the Kitchen which is attractively fitted with range of soft grey fronted contemporary units incorporating under mount sink with mixer taps set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with drawers beneath and extractor hood over, built in double oven and grill with cupboards above and below. Matching range of eye level wall units, window to the rear, radiator.

FIRST FLOOR LANDING

From the Reception Hall a wide staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

A generous double room with window overlooking the rear, built in wardrobes, radiator. Attractive LVT flooring.

EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer and drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

with window to the front, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, radiator.

BEDROOM 4

with window to the rear, radiator. LVT flooring.

FAMILY BATHROOM

with suite comprising panel bath with direct mixer shower unit over, wash hand basin and WC.

Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable position at the head of this quiet cul de sac with open aspect to the fore. The Front Garden is laid to lawn with flower and shrub beds. Driveway with parking and leading to the Garage with up and over door, power and lighting, personal door and window to the side and attic storage.

The Rear Garden is laid to lawn with flower and shrub beds, composite decked sun terrace and paved patio. Enclosed with brick walling and fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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/buy/mortgage-calculator/) 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.

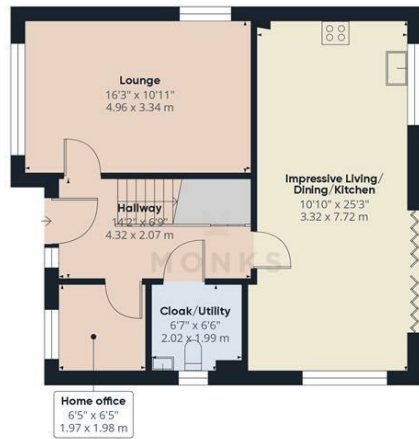
NEED TO CONTACT US

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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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
1472.5 ft²
136.8 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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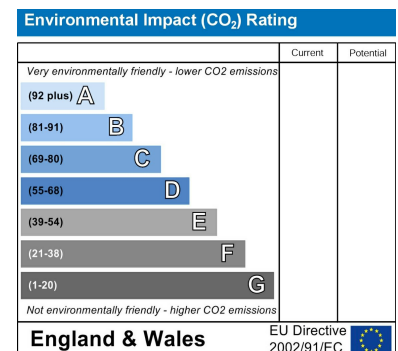
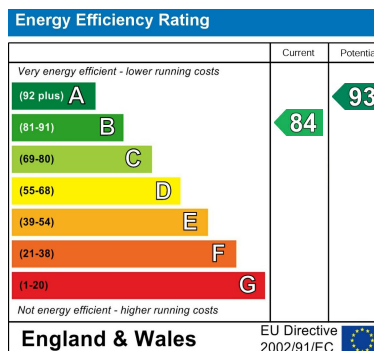
Shrewsbury office

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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



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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.

- 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.

- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.