



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



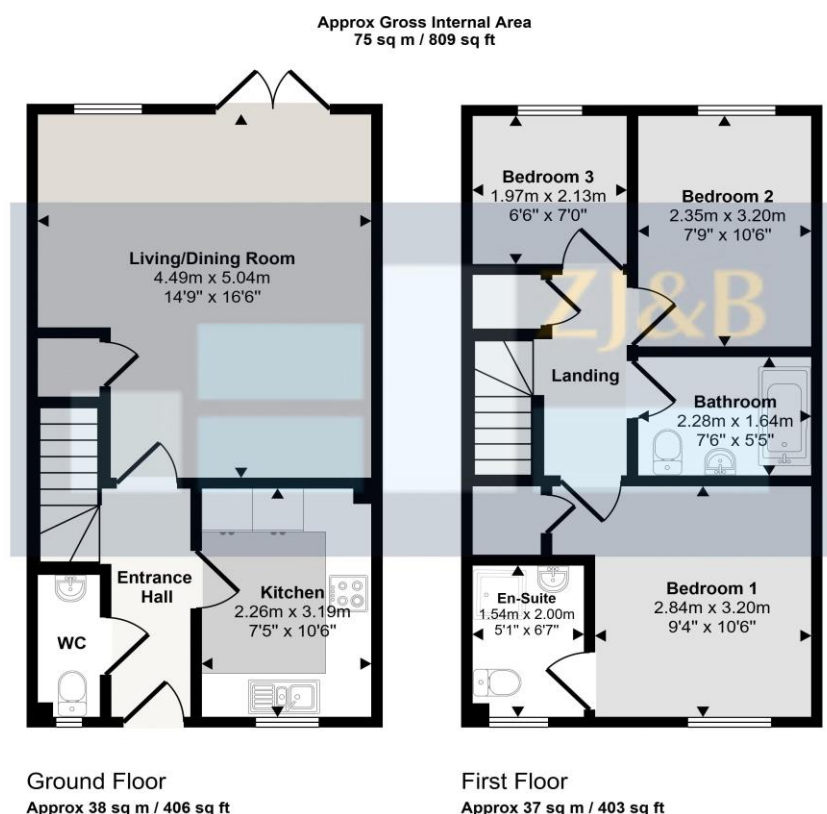
**10 Easthope Way, Oteley Road,
Shrewsbury, Shropshire, SY2 6JG**

Offers in the Region Of £250,000

**A beautifully maintained, spacious, 3- bedroom mid-terrace property
offering well-planned accommodation**



Immaculately presented throughout, this modern and deceptively spacious three-bedroom mid-terrace home occupies a pleasant position on a recently constructed development on the outskirts of Shrewsbury. Beautifully maintained by the current owners, the property offers well-planned accommodation comprising an entrance hallway, contemporary kitchen, spacious lounge/dining room with doors opening onto the rear garden, ground floor cloakroom, three well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a modern family bathroom. Externally, the property benefits from a landscaped, south-facing rear garden, ideal for relaxing and entertaining, together with off-road parking. Conveniently situated close to excellent local amenities, well-regarded schools, Shrewsbury town centre and the local bypass providing easy access to the A5 and M54 motorway network, this is an ideal home for first-time buyers, young families or those looking to downsize. Early viewing is highly recommended. There is a site maintenance charge of £174 per annum.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

10, Easthope Way SHREWSBURY SY2 6JG	Energy rating B	Valid until: 13 November 2027
		Certificate number: 8003-7739-5279-5484-8992

Property type	Mid-terrace house
Total floor area	76 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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8003-7739-5279-5484-8992>

1/7



This is a copy of the title plan on 1 JUL 2026 at 11:40:52. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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