



3 Oteley Road, Shrewsbury, Shropshire, SY2 6GD

Offers in the Region Of £465,000

A beautifully presented 4-bedroom detached house, located in this popular area with excellent local amenities close by and within easy access of the town centre and link roads to the A5 and M54. The accommodation includes Entrance Hall, fabulous Kitchen/Dining Room, Utility Room, ground floor WC, Garage, 4 good sized Bedrooms, Study, En-suite, Bathroom and Shower Room, Driveway, Garage and Gardens.

Early Viewing Recommended.



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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

Recessed entrance porch, composite entrance door.

Entrance Hall

Ceramic tiled flooring under stairs storage cupboard, staircase leads to First Floor Landing, door to Integral Garage.

Living Room

A good size room with radiator and double glazed window to the front.

Cloakroom/WC

Fitted with wash basin with chrome mixer tap and WC, radiator, ceramic tile flooring.

Superb Kitchen/Family Room

The Kitchen Area is beautifully fitted with range of contemporary grey fronted units, laminate work tops with inset stainless steel sink unit and chrome mix with stainless steel extractor above, oven and grill. LED spot lights, ceramic tiled flooring, window to the rear. The Living/Dining Area has and double glazed French doors leading on to rear garden, further double glazed window to the rear, feature timber panelling to one wall area, LED spot lights.

Utility Room

Fitted with units to match the Kitchen.

First Floor Landing

Access to boarded loft space with light and power, built in airing cupboard housing hot water cylinder.

Master Bedroom

Double glazed window to the front, radiator, built wardrobes.

En-suite Shower Room

Attractively fitted with tiled shower cubicle with sliding doors, wash basin and WC, fully tiled walls and flooring, double glazed window to the front, heated towel radiator.

Study/Dressing Room

Guest Bedroom

Radiator, double glazed window to the front.

Shower Room

Fully tiled walls and flooring, beautifully fitted with 3 piece suite including tiled shower cubicle, wash basin, WC and heated towel radiator.

Bedroom 3

Radiator, double glazed window to the rear, wardrobe with mirror fronted sliding doors.

Bedroom 4

Radiator, double glazed window to the rear.

Main Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin and WC, towel radiator, fully tiled walls and flooring, double glazed window to the rear.

Outside - Front

The property occupies a private position with access to 3 properties. Approached over a tarmac driveway providing parking and access to Garage, electric car charging point. Area of lawn to the front with shrub bed.

Garage

Up and over door, door to Entrance Hall.

Rear Garden

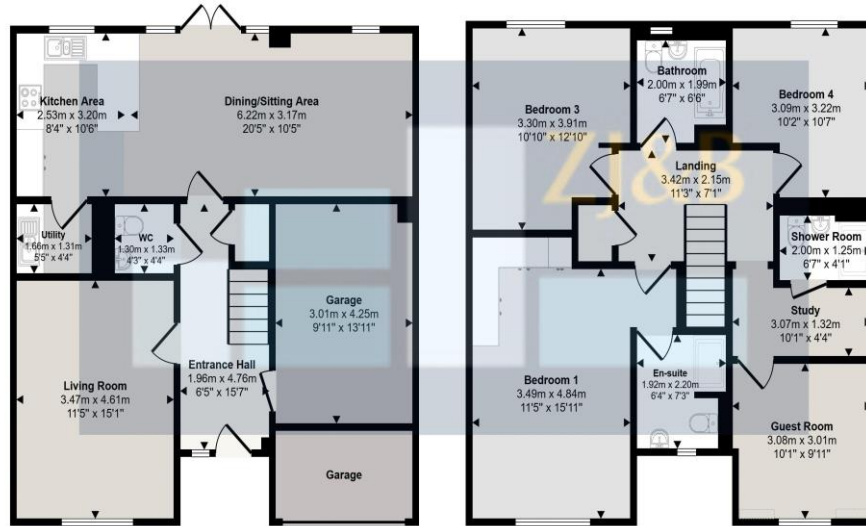
Private, south facing rear garden, approached onto a paved patio with lawn beyond. Well established shrub beds with hedging to the rear boundary. The garden is enclosed by timber fencing.

Council Tax Band F

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**

Approx Gross Internal Area
159 sq m / 1712 sq ft



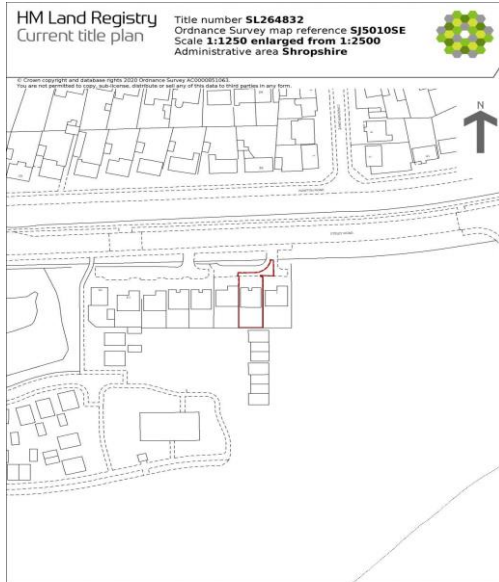
Ground Floor
Approx 79 sq m / 855 sq ft

First Floor
Approx 80 sq m / 857 sq ft

Denotes head height below 1.5m

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



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Find an energy certificate (/)

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Energy performance certificate (EPC)

3 Okeley Road SHREWSBURY SY2 6GD	Energy rating	Valid until:	11 December 2028
	B	Certificate number:	8318-7232-5879-8992-5992

Property type: Detached house

Total floor area: 142 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