



1 Lloyd Drive, Oteley Road, Shrewsbury, Shropshire, SY2 6GL

£240,000

This superior 2 bedroom semi detached house is enviably situated with a double width driveway, enclosed garden and open landscaped grounds alongside. Accommodation provides: Entrance Hall, Living Room, Large Kitchen/Dining Room, WC. Upstairs from the landing are 2 double bedrooms, an En-suite Shower Room to the main bedroom and a further Bathroom. GCH, DG. Popular location.
We feel that an early viewing may be essential.



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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

Pitched roof canopied Storm Porch, double glazed composite entrance door.

Entrance Hall

Tiled flooring, radiator, staircase leads to First Floor Landing.

Living Room

Radiator, double glazed window to the front, wood effect laminate flooring.

Kitchen/Dining Room

An impressive room with excellent range of units with laminate worktops and inset 1 1/2 bowl sinks unit, cupboard housing gas central heating boiler, integrated electric oven, 4 ring gas hob with steel splashback and filter hood, ample space for further appliances, tiled flooring, radiator, plenty of space for a dining table, double glazed window and French doors to the rear, large built in storage cupboard.

Cloakroom/WC

Fitted with white 2 piece suite including wash basin and WC, tiled flooring, extractor, radiator.

First Floor Landing

Double glazed window to the side.

Bedroom 1

Radiator, double glazed window to the front.

En-suite Shower Room

Fully tiled shower cubicle, wash basin, WC, radiator, double glazed window to the front, extractor.

Bedroom 2

Another, good size double room with radiator, double glazed window overlooking rear garden and adjoining grassland.

Bathroom

Fitted with white 3 piece suite including bath with mixer tap, wash basin, WC, radiator, extractor.

Outside - Front

The property has a good frontage with wide tarmacadam driveway providing parking for 2 cars. Gated pathway to the side leading to rear garden.

Rear Garden

Approached onto a paved patio with lawn beyond and raised beds. The garden is enclosed by timber fencing.

Services

We understand mains, water, drainage, electricity and gas are connecte to the property

Site Maintenance Charge

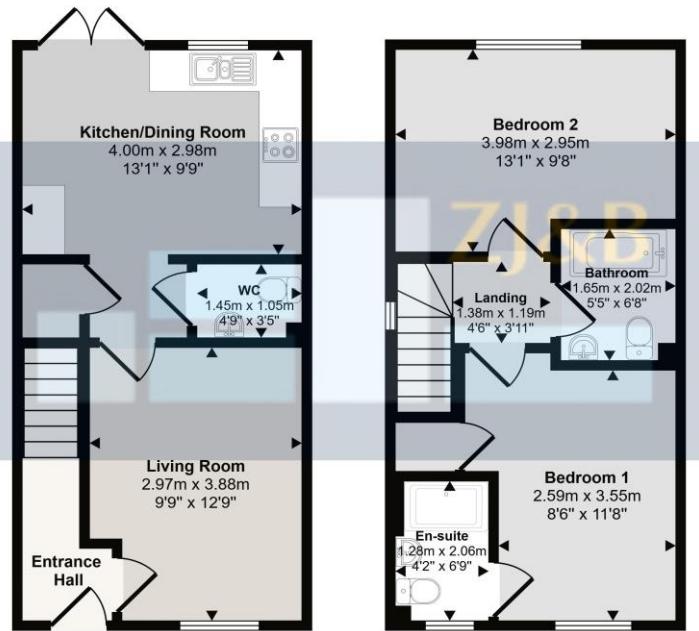
£181.54 per annum.

Council Tax Band B

Tenure: Our client advises us that the property is . 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
66 sq m / 714 sq ft

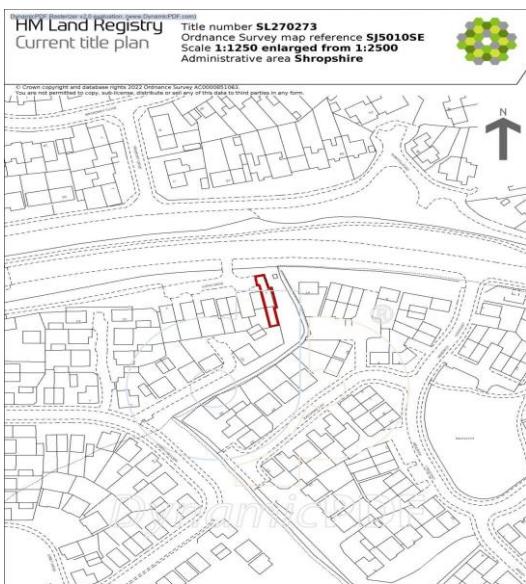


Ground Floor
Approx 33 sq m / 354 sq ft

First Floor
Approx 33 sq m / 360 sq ft

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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Energy performance certificate (EPC)

1 Lloyd Drive Shrewsbury SY2 8GL	Energy rating: B	Valid until: 10 February 2031
Certificate number: 9100-2495-0532-8099-3293		

Property type

Semi-detached house

Total floor area

68 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>).

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