



## 4 Dymock Drive, Oteley Road, Shrewsbury, Shropshire, SY2 6GU

### £389,950

A particularly well presented and thoughtfully designed 4 bedroom detached house enjoys a favourable cul-de-sac position and accommodation including: Central Entrance Hall, WC, Living Room, Study/Playroom, Large well equipped family Kitchen/Dining/Sitting Room with Bi-fold door leading to good sized enclosed garden. Upstairs the Principal Bedroom has an en-suite Shower Room, there are 3 further Double Bedrooms and Family Bathroom. 2 car drive, Garage. Superb convenient location.



## **4 Dymock Drive, Oteley Road, Shrewsbury, Shropshire, SY2 6GU**

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**

Canopied entrance storm porch, double glazed composite entrance door.

### **Central Entrance Hall**

Double glazed side screen, built in understairs storage cupboard, radiator, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Fitted with wash basin and WC, radiator, double glazed side window.

### **Living Room**

Large double glazed window to the front, radiator.

### **Study**

Radiator, range of power points, double glazed window to the front.

### **Kitchen/Dining/Sitting Room**

A lovely size room with generous Sitting/Dining Area, double radiator, bi-fold doors lead onto the rear garden. The Kitchen is fitted with a good range of units, cupboard housing Ideal gas central heating boiler. Integrated appliances include fridge/freezer, double electric oven, 5 ring gas hob with glass splash back and filter hood above, dishwasher and washing machine. Radiator and double glazed window overlooking rear garden.

### **Spacious First Floor Landing**

Large built in storage cupboard, access to roof space.

### **Bedroom 1**

Good sized double bedroom with built in wardrobe, radiator and double glazed window to the front.

### **En-suite Shower Room**

Tiled flooring, fitted with tiled shower cubicle, wash basin and WC, heated towel rail, extractor, shaver socket, double glazed side window.

### **Bedroom 2**

Radiator, double glazed window to the front.

### **Bedroom 3**

Radiator, double glazed window to the rear.

### **Bedroom 4**

Radiator, double glazed window to the rear.

### **Main Bathroom**

Fitted with white 3 piece suite including bath with mixer tap, shower fitting and wall mounted shower, wash basin and WC, tiled flooring, heated towel rail, extractor, double glazed side window.

### **Outside - Front**

Shrub beds to the front and wide pathway to the entrance door. Driveway to the side provides parking and access to Garage.

### **Brick Built Garage**

Up and over door, pitched roof, power and lighting.

### **Rear Garden**

Approached onto a paved patio, extending the width of the property. The garden beyond is laid to lawn with ornamental trees and enclosed by timber fencing.

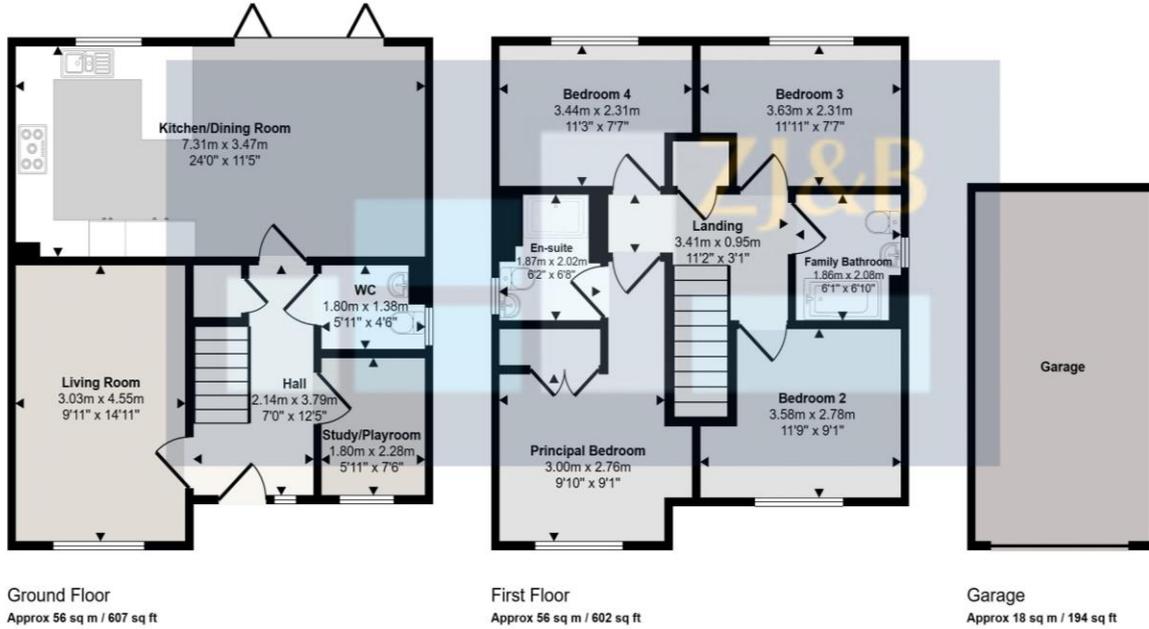
### **Council Tax Band E**

**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  
130 sq m / 1403 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.

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## Energy performance certificate (EPC)

4 Dymock Drive Shrewsbury SY2 6GU	Energy rating <b>B</b>	Valid until: 14 June 2032
		Certificate number: 8832-7536-1000-0785-2296

Property type: Detached house

Total floor area: 113 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.](#)



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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.

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