ZJ&B
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



3 Oteley Road, Shrewsbury, Shropshire, SY2 6GD

Offers in the Region Of £475,000

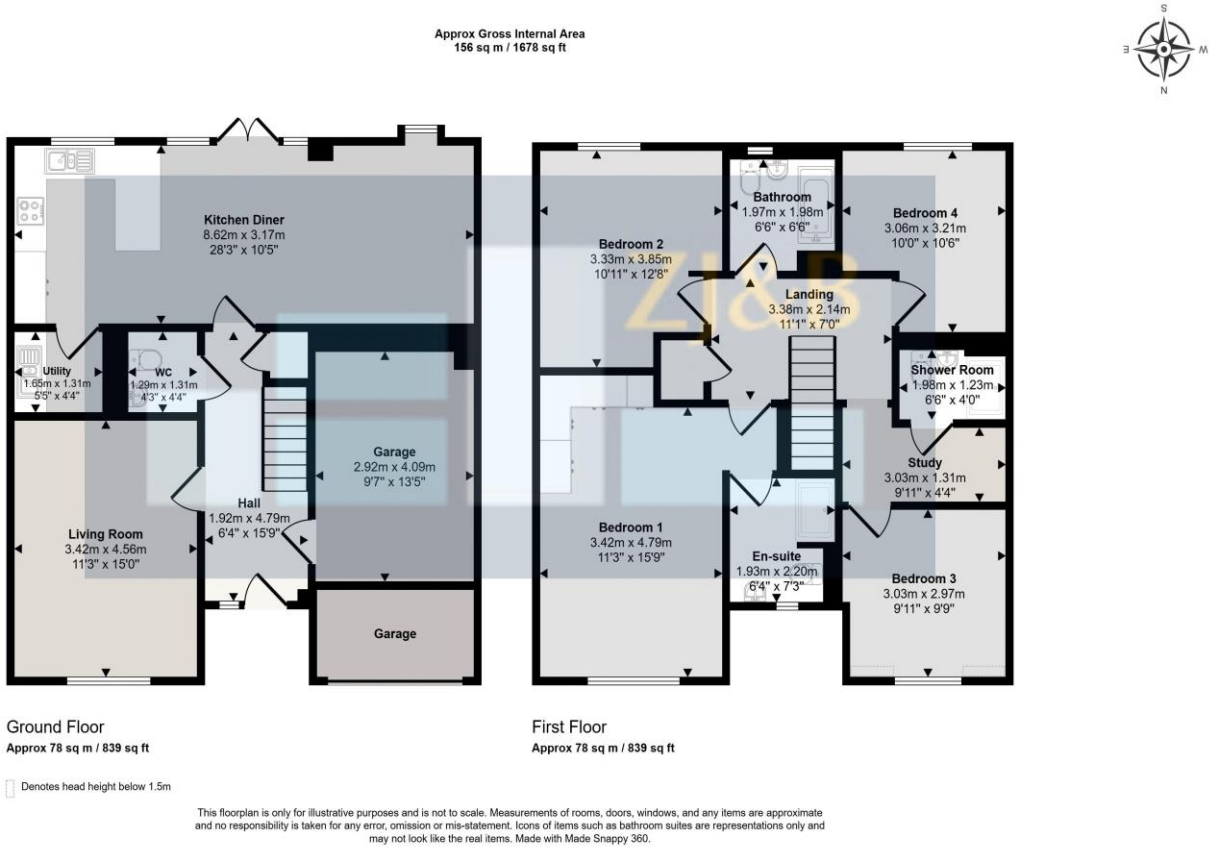
A beautifully presented 4-bedroom detached family home, well placed for excellent amenities and road links to the town centre, A5 and M54.







An exceptional opportunity to acquire this beautifully presented, spacious four-bedroom detached family home, ideally situated within this highly regarded and popular residential area. Perfectly positioned to take advantage of a wealth of excellent local amenities, the property also benefits from convenient access to the town centre and excellent transport links, including the A5 and M54, making it ideally suited to modern family living. The thoughtfully arranged accommodation offers generous and versatile living space throughout, comprising an entrance hall, an impressive kitchen/dining room providing the perfect setting for family life and entertaining, a separate utility room and a convenient ground floor cloakroom/WC. On the first floor are four well-proportioned bedrooms, a study/bedroom, an en-suite shower room, a family bathroom and an additional shower room, offering excellent flexibility for growing families and those working from home. Externally, the property benefits from a driveway providing ample off-road parking, an integral garage and attractive gardens, creating an ideal space for outdoor relaxation and entertaining. Combining generous accommodation, an excellent location and superb practicality, this wonderful home must be viewed to be fully appreciated.



FLOOR PLANS FOR GUIDANCE ONLY



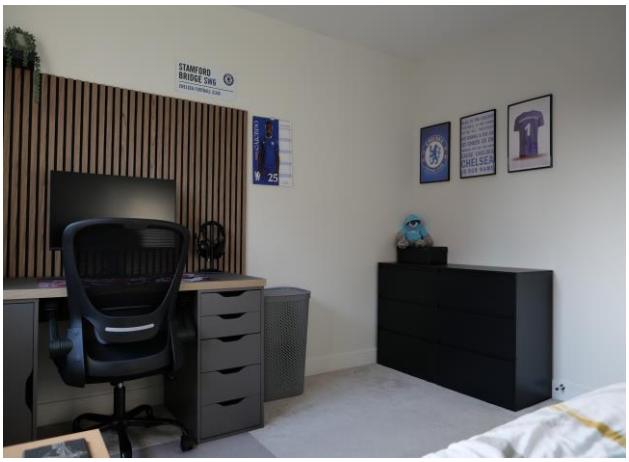




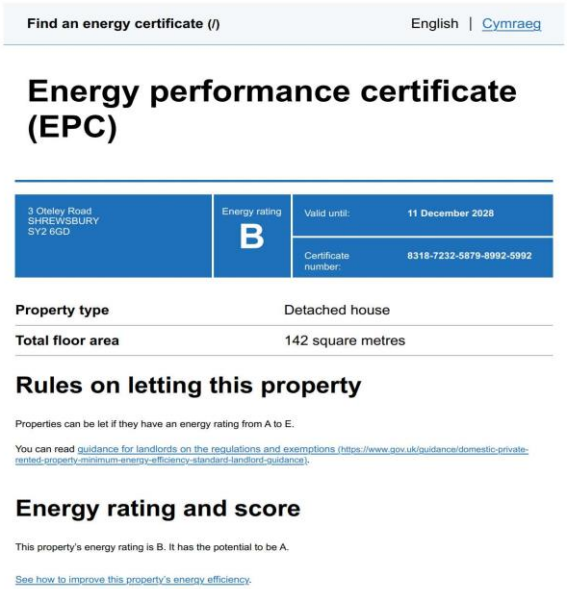





STAMFORD BRIDGE SW6
CHELSEA FOOTBALL CLUB
CHELSEA
25


STAMFORD BRIDGE SW6
CHELSEA
25


STAMFORD BRIDGE SW6



Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

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

Property type	Detached house
Total floor area	142 square metres

Rules on letting this property

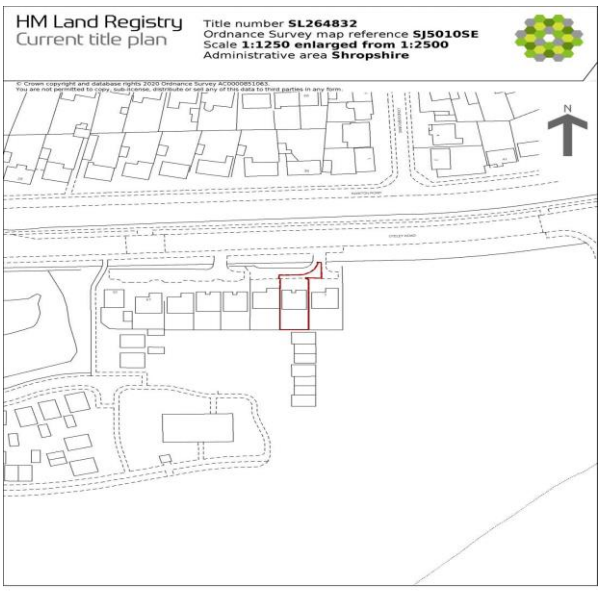
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-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.



This is a copy of the title plan on 18 MAR 2026 at 09:43:05. 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 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.

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