



13 Tipton Close, Off Oteley Road, Shrewsbury, Shropshire, SY2 6GP

£410,000

A beautifully presented modern 4 bedroom detached house that has been upgraded internally and provides a quality landscaped rear garden. The well designed appealing accommodation includes: Central Entrance Hall, Guest WC, Living Room, Generous Study, Large Impressive Family Kitchen/Dining/Sitting Room, Utility Room. Upstairs The Main Bedroom Has An En-suite Shower Room And Walk In Wardrobe, There Are 3 Further Good Sized Bedrooms And Family Bathroom. 2/3 Car Drive And Garage.
Viewing Is Absolutely Essential For Full Appreciation.



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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 storm porch, double glazed composite entrance door.

Spacious Central Hall 14' 8" x 6' 4" (4.47m x 1.93m)

Radiator, wood style laminate flooring, useful under stairs storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, radiator, extractor.

Living Room 14' 8" x 10' 0" (4.47m x 3.05m)

Radiator, ornamental fireplace recess, double glazed window to the front.

Study 9' 0" x 7' 7" (2.74m x 2.31m)

Radiator, feature panelling to one wall, double glazed window to the front.

Family Kitchen/Dining/Sitting Room 26' 0" x 10' 1" (7.92m x 3.07m)

The Kitchen is fitted with a good range of units with laminated work tops, 1 1/2 bowl sink unit inset, large double glazed window to the rear. integrated 4 ring gas hob with steel splash back and filter hood above, fridge/freezer and dishwasher. Generous Dining/Sitting Area with double glazed French doors leading onto attractive landscaped garden, further double glazed window to the rear, 2 radiators, feature panelling to one wall.

Utility Room 6' 11" x 5' 8" (2.11m x 1.73m)

Fitted with units and worktops to match the Kitchen, plumbing for washing machine, radiator, double glazed door to the side.

First Floor Landing

Radiator, built in linen cupboard, access to roof space.

Bedroom 1 15' 1" x 10' 2" (4.59m x 3.10m)

A spacious, comfortable room with radiator, feature panelling to one wall, double glazed window to the front, large walk-in wardrobe with hanging rail and shelving, light and radiator.

En-Suite Shower Room

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

Bedroom 2 12' 4" x 9' 0" (3.76m x 2.74m)

Radiator, double glazed window to the front.

Bedroom 3 12' 9" x 9' 0" (3.88m x 2.74m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 8' 7" x 7' 8" (2.61m x 2.34m)

Radiator, double glazed window overlooking rear garden.

Main Bathroom

Fitted with 4 piece white suite including bath with half tiled walls around, fully tiled shower cubicle, wash basin and WC, radiator, extractor, double glazed window to the rear.

Outside - Front

The garden to the front is laid to lawn with central paved pathway and ornamental tree. Gated pathway to the side leads to the rear garden.

Rear Garden

Attractive, landscaped rear garden approached onto a quality porcelain paved patio with inset garden lighting. The majority of the garden are laid to lawn with deep well stocked shrub beds to one side and rear. Porcelain paved pathway leads through to further paved seating area. The rear garden has external power, lighting and cold water tap and is enclosed by close boarded timber fencing.

Garage and Parking

Tandem length driveway providing parking and leads to brick built Garage.

Garage 19' 6" x 9' 10" (5.94m x 2.99m)

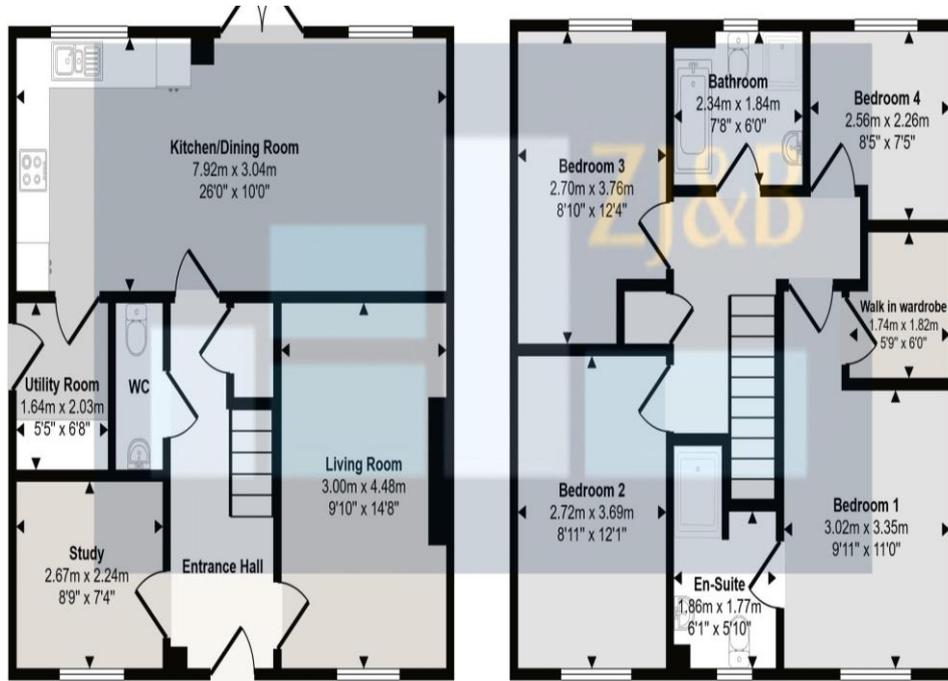
Services

Mains Gas, Electricity Water and Drainage are connected.

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**



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 61 sq m / 652 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)

13 Tipton Close S71 6DP S71 6DP	Energy rating B	Valid until 8 June 2033
		Certificate number 7037-6736-3000-0931-5206

Property type: Detached house
Total floor area: 124 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/energy-ratings-for-rented-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rented-properties>) or [energy ratings for rented properties](https://www.gov.uk/guidance/energy-ratings-for-rented-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rented-properties>)

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](#)

Score	Energy rating	Current	Potential
92+	A		83 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
• the average energy rating is D
• the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/7037-6736-3000-0931-5206>

1/5



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