

# 4 Price Close Oteley Road Shrewsbury SY2 6FW



4 Bedroom House  
Offers In The Region Of £400,000

## The features

- EXCELLENT LOCATION WITH LOVELY OPEN ASPECT TO THE FORE
- CLOSE TO LOCAL AMENITIES AND FOR COMMUTERS A5/M54
- OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED
- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM, LOVELY THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING B



\*\*\* LOVELY OPEN ASPECT - EXCELLENT 4 BEDROOM HOME \*\*\*

An opportunity to purchase this spacious 4 bedroom detached home – perfect for today's modern lifestyle of a growing family, work from home or those who love to entertain.

Occupying an enviable position located on the edge of this popular development with a lovely open aspect to the fore, which is protected and a haven for birdlife. Ideally placed for commuters with ease of access to the A5/M54 motorway network and a good range of local amenities including shops, supermarkets, schools and on demand bus service to the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely through Lounge with French doors to garden, impressive open plan L-shaped Living/Dining/Kitchen, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing recommended

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator. Useful cloaks cupboard.

### CLOAKROOM

with suite comprising wash hand basin and concealed WC. Half tiled surrounds, radiator.

### LOUNGE

A lovely through room naturally well lit with window overlooking the front with pleasant open aspect and double French doors leading to the garden. Media point, radiators.

### OPEN PLAN LIVING/DINING/KITCHEN

An excellent L-shaped room, perfect for those who love to entertain or enjoy family time - The Kitchen is comprehensively fitted with range of soft grey fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer each with matching fascia panels and recess for washing machine. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level oven and grill with cupboards above and below and shelved larder unit. Complementary eye level wall units with concealed lighting beneath, window to the front with lovely open aspect.

Dining Area with double opening French doors leading to the rear garden and opening to the Family/Sitting area with window overlooking the garden, media point, radiator.

Tiled flooring throughout.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

A generous sized room having window overlooking the front with lovely open aspect, radiator.

### EN SUITE SHOWER ROOM

with double shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the front.

### BEDROOM 2

Another generous room with window to the front with lovely open aspect, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BEDROOM 4

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property occupies an enviable position on the edge of this popular development with a lovely open aspect to the fore, which provides a haven for wildlife. Approached over pathway which is flanked to either side by gravelled borders with well stocked shrub beds.

The Rear Garden is of a good size with paved sun terrace and laid to lawn with raised flower beds, inset specimen trees and shrubs.

To the side is the driveway with parking which leads to the Garage.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

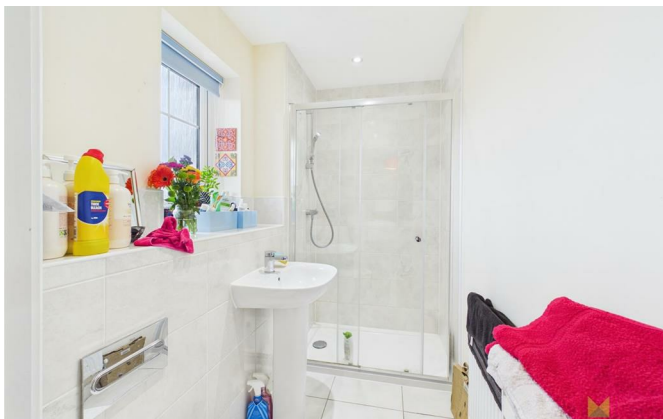
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

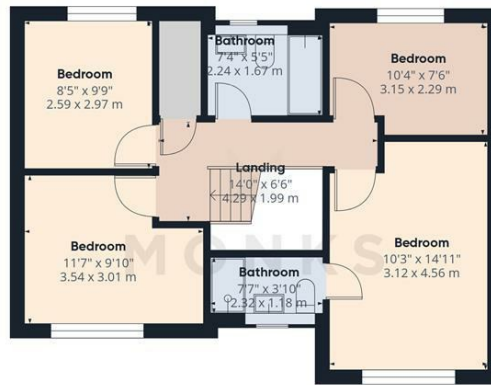
## 4 Price Close, Oteley Road, Shrewsbury, SY2 6FW.

4 Bedroom House  
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1177 ft<sup>2</sup>  
109.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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