



Zaza Johnson & Bath
Estate Agents

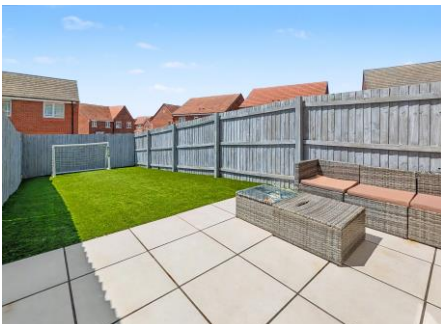
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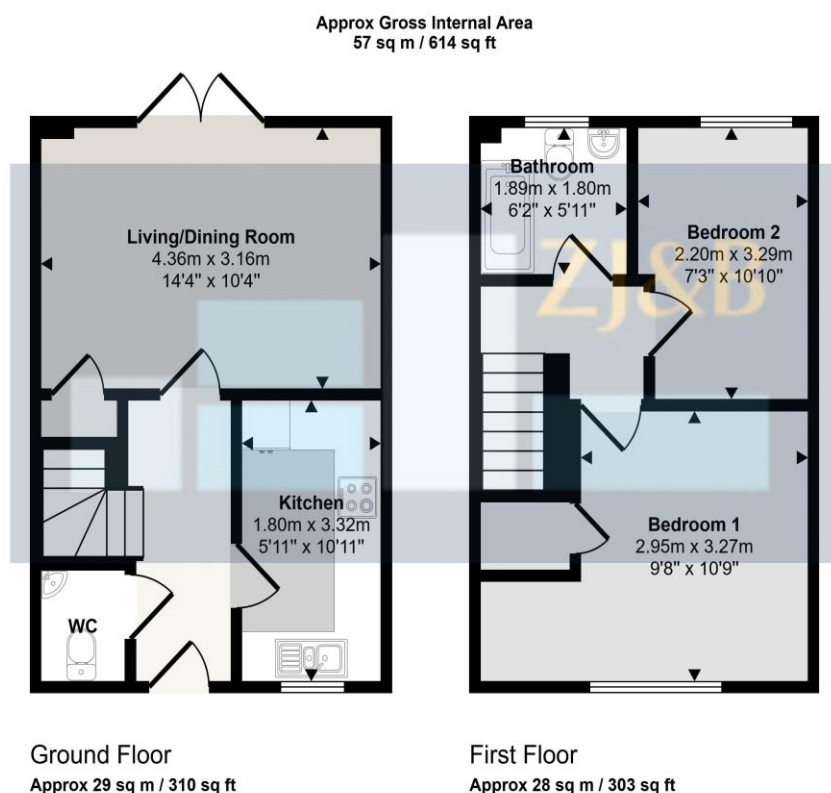
**38 Hendrick Crescent, Oteley Road,
Shrewsbury, Shropshire, SY2 6JF**

Offers in the Region Of £230,000

A beautifully presented and well-maintained two-bedroom terraced home.



A beautifully presented and well-maintained two-bedroom terraced home, occupying a sought-after location and ideal for first-time buyers, professionals or investors. The property offers well-proportioned accommodation throughout, comprising an entrance hall, cloakroom/WC, spacious living/dining room with French doors opening onto the rear garden, and a modern fitted kitchen with a full range of integrated appliances. On the first floor are two generous double bedrooms and a contemporary family bathroom. Outside, the rear garden has been attractively landscaped for low-maintenance living, featuring stylish porcelain tiled patios and an artificial lawn, creating an ideal space for relaxing or entertaining. The property further benefits from gas-fired central heating, double glazing and double-length driveway parking. Site Maintenance Charge is £156 per annum. Early viewing is highly recommended.



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



Energy performance certificate (EPC)

38, Hendrick Crescent SHREWSBURY SY2 6JF	Energy rating B	Valid until: 15 November 2028
		Certificate number: 9568-3816-7494-9498-3551

Property type	Mid-terrace house
Total floor area	61 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

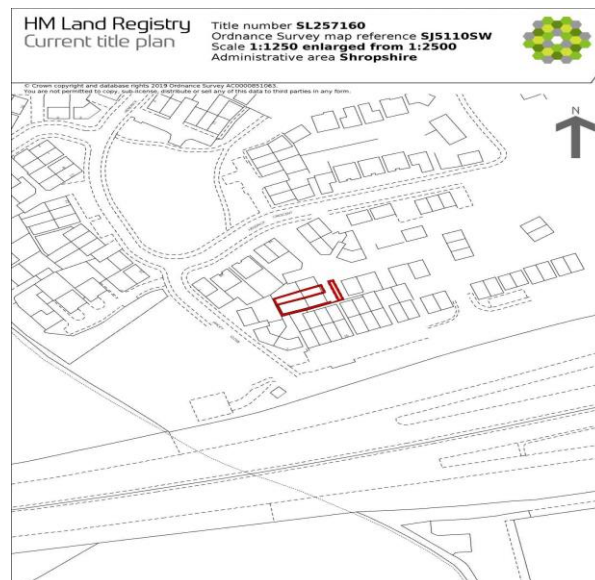
Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9568-3816-7494-9498-3551>

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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band B

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