



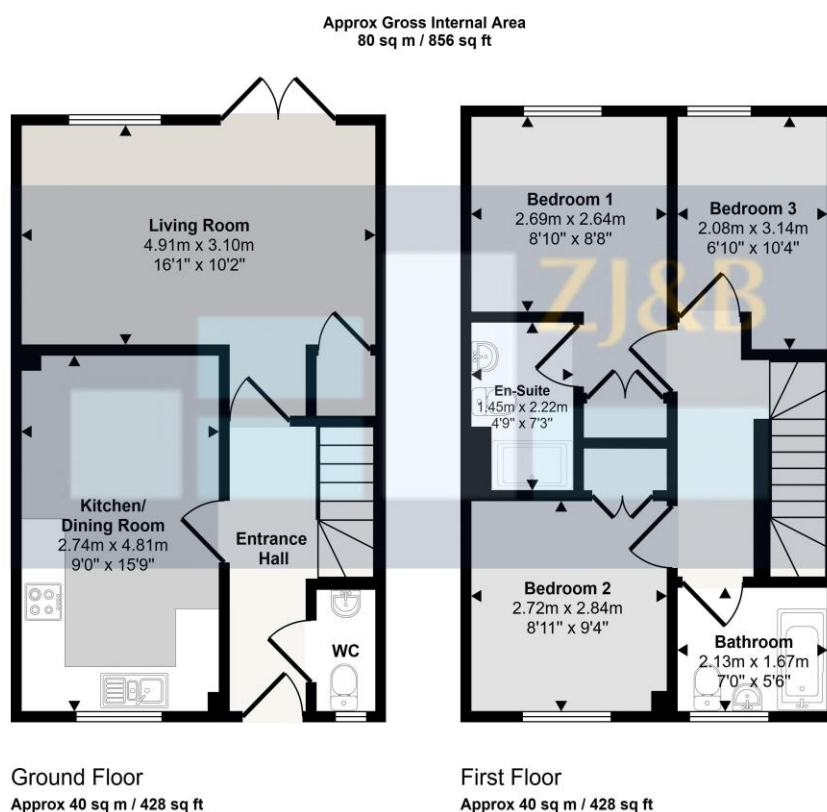
**12 Simpson Way, Oteley Road,
Shrewsbury, Shropshire, SY2 6FT**

Offers in the Region Of £280,000

**A beautifully presented 3-bedroom semi-detached home,
with excellent amenities close by.**



A beautifully presented 3-bedroom semi-detached home, with excellent amenities close by. The accommodation provides a light, welcoming entrance hall, a cloakroom/WC, a well-fitted kitchen/dining room with integrated oven, hob and filter hood, and ample space for additional appliances. The attractive, spacious living room has double-glazed French doors opening onto a patio with a good-sized lawn beyond and a further sun terrace to the rear boundary. There are 3 bedrooms, an en-suite shower room and a family bathroom on the first floor. The property benefits from a double-width driveway to the front and an attractive enclosed garden to the rear, gas central heating and double-glazing. The property is well placed for local amenities, including supermarkets and garden centres, and within easy access of the town centre and link roads leading to the A5 and M54. 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



Find an energy certificate (/)

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Energy performance certificate (EPC)

12 Simpson Way Shrewsbury SY2 6FT	Energy rating B	Valid until: 9 September 2031
		Certificate number: 9002-3002-9301-0479-5200

Property type	End-terrace house
Total floor area	80 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.](#)



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

Council Tax Band C

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**

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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 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