



**Zaza Johnson & Bath**  
Estate Agents

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## **43 Hendrick Crescent, Otley Road, Shrewsbury, Shropshire, SY2 6JF**

**£400,000**

This particularly well designed 4 bedroom detached family house provides practical, spacious accommodation throughout. Entering a welcoming entrance hall with guest WC, off which is a good sized living room with bay window and a large kitchen/dining room with full range of integrated appliances. Upstairs, the main bedroom has an en-suite shower room. Bedroom's two and four share a Jack & Jill shower room, the first floor is completed by another double bedroom and family bathroom. Other features include a double width driveway, integral garage and enclosed garden. Popular convenient residential location.



**43 Hendrick Crescent, Otley Road, Shrewsbury, Shropshire, SY2 6JF      Ref: 4780**

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**

Canopied entrance storm porch, double glazed composite entrance door.

**Entrance Hall** 16' 1" x 6' 9" (4.90m x 2.06m)  
Radiator, under stairs cupboard, staircase leading to First Floor Landing.

**Cloakroom/WC**

Fitted with white 2 piece suite providing wash basin and WC, radiator, extractor.

**Living Room** 18' 5" x 10' 7" (5.61m x 3.22m)  
An attractive room with walk-in double glazed bay window to the front, 2 radiators.

**Family Kitchen/Dining Room** 28' 8" x 9' 10" (8.73m x 2.99m)

An excellent family room. The Kitchen Area is fitted with gloss fronted units with wood effect laminated work tops incorporating breakfast bar. Integrated fridge/freezer, double electric oven, 4 ring gas hob with metal splash back and filter hood above, dishwasher and washing machine. Inset 1 1/2 bowl sink unit, 2 radiators, 2 double glazed windows overlooking rear garden, double glazed French doors lead to garden.

**Spacious First Floor Landing**

Radiator, built in airing cupboard with hot water cylinder, access to roof space.

**Bedroom 1** 14' 5" x 10' 10" (4.39m x 3.30m)  
Radiator, double glazed window to the front.

**En Suite Shower Room**

Fitted with large shower cubicle, wash basin and WC, extractor fan, double glazed side window.

**Bedroom 2** 13' 6" x 10' 5" (4.11m x 3.17m)  
Radiator, built-in wardrobe, double glazed window to the front.

**Jack and Jill Shower Room**

Also accessed from Bedroom 4. Fitted with 3 piece suite providing tiled shower cubicle with drench shower head, wash basin and WC, extractor, double glazed side window, radiator.

**Bedroom 3** 10' 11" x 9' 2" (3.32m x 2.79m)  
Radiator, double glazed window to the front.

**Bedroom 4** 9' 8" x 8' 8" (2.94m x 2.64m)  
Radiator, double glazed window overlooking rear garden, door to Jack and Jill Shower Room.

**Bathroom**

Fitted with 3 piece suite including bath with electric shower unit over, wash basin, WC, radiator, extractor, double glazed window to the front.

**Outside - Front**

Approached over a double width block paved driveway providing side by side parking and access to Integral Garage. Front garden is laid to lawn. External light, gated access onto pathway to the side leads to rear garden.

**Integral Garage**

Up and over door, power and lighting, wall mounted gas fired central heating boiler.

**Rear Garden**

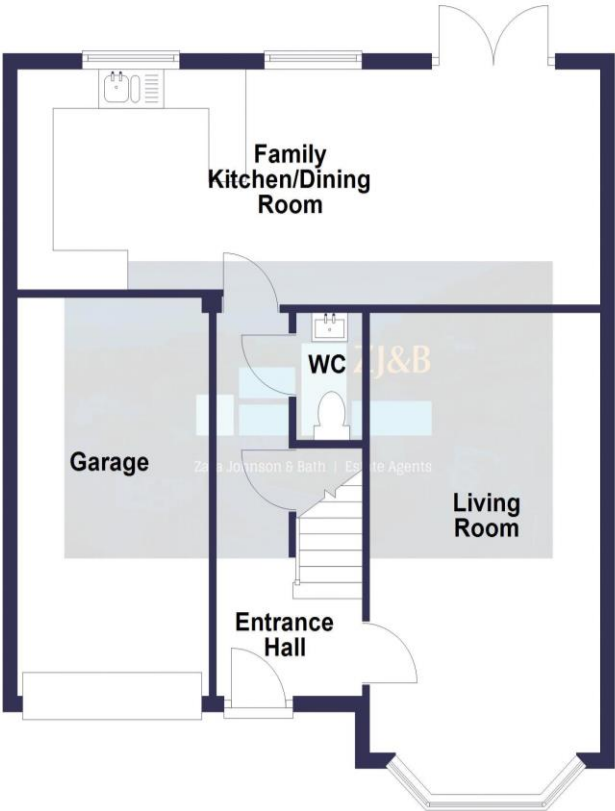
Approached onto a paved patio, mainly laid to lawn beyond and enclosed by high level fencing. External tap.

**Council Tax Band C**

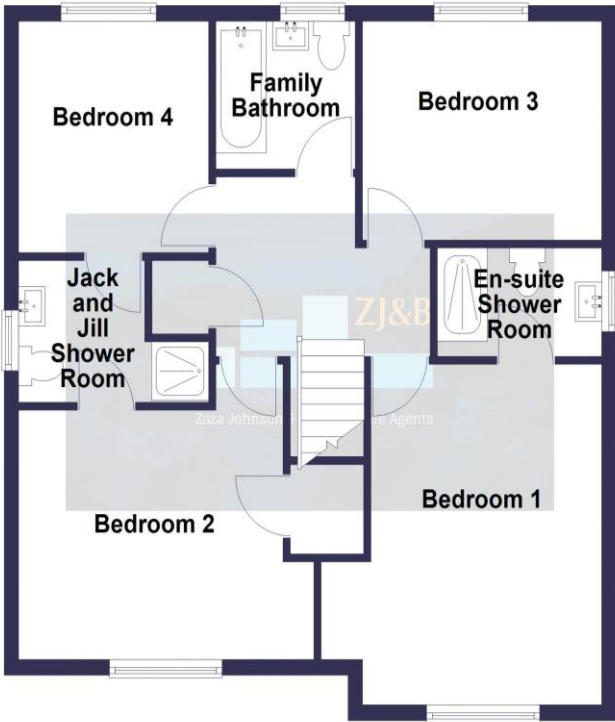
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

43, Meridian Crescent Swansea SA1 9AT ST2 6LP	Energy rating <b>B</b>	Valid until: 25 March 2029 Certificate number: 2788-8009-7327-6031-0990
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Property type	Detached house
Total floor area	125 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/government/publications/private-rental-property-minimum-energy-efficiency-standards>

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](#)



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





### **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**