



FOR SALE

Offers in the region of £435,000

Oteley Bungalow, Oteley Road,
Shrewsbury, Shropshire, SY2 6QJ

An immaculately presented and particularly spacious detached dormer bungalow with wraparound gardens and double garage set in this highly sought after residential area.





- **Highly sought after location**
- **Spacious accommodation**
- **Versatile living**
- **Wraparound Gardens**
- **Double Garden**
- **Mains Services**

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn right. Proceed through the set of traffic lights and take an immediate right turn onto a private lane and the bungalow will be found on the left hand side.

SITUATION

The property is conveniently situated on the outskirts of town and well placed for local amenities including the Meole Brace retail park which includes Sainsburys supermarket. Schools including Springfield, Holycross, Priory and Meole Brace are easily accessible. In addition there are a number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley Road quickly connects to the A5 and through to the M54 motorway with Telford readily accessible.

DESCRIPTION

Oteley bungalow is a detached dormer residence offering substantial and spacious accommodation which is presented in excellent decorative order throughout. The property boasts two large reception rooms, a feature open plan kitchen diner, conservatory, study/occasional, guest WC, two double bedrooms with one having an ensuite shower room all to the ground floor whilst on the first floor there are two further bedrooms and an additional bathroom. Outside there is extensive driveway parking and a large double garage. The property is set with wraparound lawned gardens offering excellent potential to any perspective purchaser together with a raised decked sun terrace with summer house with central hot tub.

ACCOMMODATION

Sliding patio door gives access to:

CONSERVATORY

4.72m x 3.45m (15'6" x 11'4")

With tiled floor, wraparound UPVC double glazed windows and polycarbonate roof, glazed UPVC door leading through to:

OPEN PLAN KITCHEN/DINER

8.33m x 3.81m (27'4" x 12'6")

KITCHEN AREA

With tiled floor and providing a matching range of oak faced eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap over, integral washing machine, integral dishwasher, space and connection for electric cooker, twin glass fronted display cabinets, further fitted worktop, inset spotlights, coved ceiling, skirting level lights, under cupboard lighting, part tiled walls.

DINING AREA

Tiled floor, inset spotlights, twin glazed UPVC french doors leading onto the decked sun terrace and gardens.

CENTRAL HALL

4.17m x 3.58m (max) (13'8" x 11'9" (max))

With coved ceiling and dado rail. Doors off and to:

GUEST WC

Providing a low level WC.

LOUNGE

5.92m x 5.61m (19'5" x 18'5")

With coved ceiling, windows with attractive aspect over gardens and glazed UPVC door leading out to rear.

INNER HALL

With built in storage cupboard and under stair store area.

SITTING ROOM

3.58m x 3.58m (11'9" x 11'9")

With ceiling cornice with log burning stove set on stone hearth.

BEDROOM 2

3.45m x 3.15m (11'4" x 10'4")

With a range of fitted mirrored wardrobes. Door to:

EN-SUITE SHOWER ROOM

With tiled floor and providing a white suite comprising of low level WC and pedestal wash hand basin with double shower cubicle with wall mounted electric shower, majority tiled walls.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



BEDROOM 4

3.71m x 3.58m (12'2" x 11'9")

With built in wardrobe and linen cupboard.

BEDROOM OCCASIONAL/STUDY

3.12m x 2.03m (10'3" x 6'8")

With coving to ceiling and dado rail.

From the inner hallway;

BATHROOM

7.16m x 2.87m (max) (23'6" x 9'5" (max))

Being p-shaped with tiled floor and providing a white suite comprising of low level WC, feature deep bath with mixer tap, double walk in shower cubicle with splash screen, side jets and rain water style head, twin wash hand basins set on wooden surface, two chrome heated towel rails, part tiled walls, built in bathroom cupboard with mirrored doors.

From the inner hallway a carpeted staircase rises to:

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

4.34m x 5.99m (max) (14'3" x 19'8" (max))

With sloping ceiling, built in eaves storage cupboard, built in wardrobe and twin glazed french doors leading onto a flat roof providing attractive views towards Shrewsbury with hills in the distance.

BEDROOM 3

4.32m x 4.01m (14'2" x 13'2")

With sloping ceiling, built in eaves storage cupboards. Storage cupboard housing the gas fired central heating boiler.

BATHROOM

Providing a white suite comprising of low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

The property is approached through twin ornamental iron gates leading onto a generous brick paved driveway which provides spacious parking and leads to a large detached garage which gives pedestrian access to the side of the property.

GARAGE

7.47m x 4.62m (24'6" x 15'2")

With remote controlled roller entrance door, with power and light points.

THE GARDENS

The property is set towards the centre of its plot and the gardens flank on all sides. To one side is a raised decked sun terraced offers an excellent outdoor entertaining space and has an adjoining summer house containing feature hot tub with inset ceiling lighting. To one side of the summer house is a covered log store. Adjoining the decking is a flowing lawn with a patio which sits adjacent to the lounge. The lawns flow around and offer excellent potential for all garden enthusiasts to incorporate their own designs and tastes. To the front is a further area laid to lawn and a second decking area with gated access leading to a further smaller section of lawn and an area of hard standing, ideal for keeping a motor home/boat/caravan,

GENERAL REMARKS

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating. None of these services have been tested.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'D'.

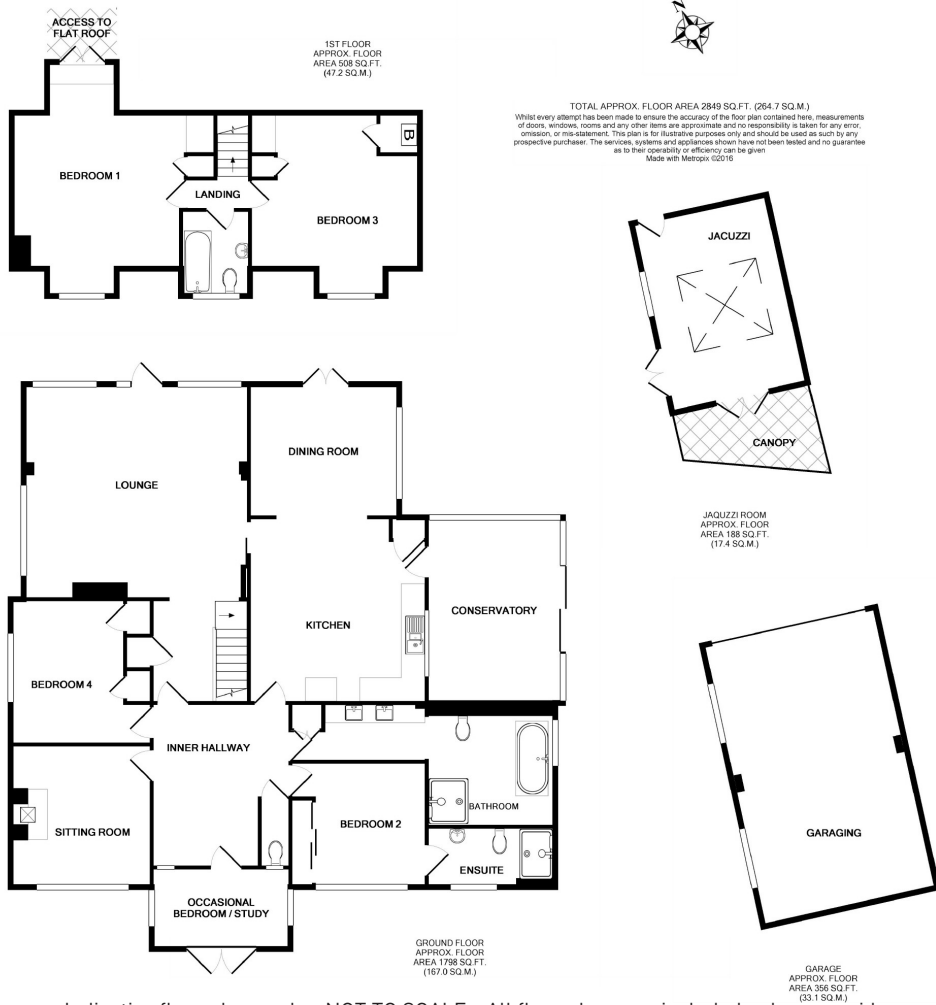
TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Telephone 01743 236444.

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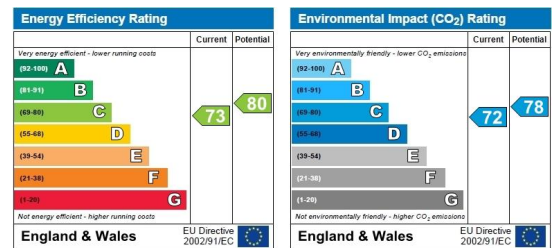


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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