

26 Gwilt Drive Oteley Road Shrewsbury SY2 6GQ



3 Bedroom House
Offers In The Region Of £295,000

The features

- IMMACULATE 3 BEDROOM HOME
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- LOVELY LANDSCAPED REAR GARDEN. VIEWING ESSENTIAL
- ENVIABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
- HALL, CLOAKROOM, LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- ALLOCATED PARKING FOR TWO CARS



***** MODERN 3 BEDROOM HOME WITH LANDSCAPED GARDEN *****

An excellent 3 bedroom semi detached house, recently constructed by Miller Homes and offered for sale with no upward chain and perfect for a growing family.

Occupying an enviable position tucked away on the edge of this popular development with open aspect to the fore, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room, fitted Kitchen with appliances, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, parking for two cars and lovely enclosed Rear Garden.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with LVT flooring, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the front.

LOUNGE/DINING ROOM

A generous sized room, naturally well lit with window and double opening French doors leading onto the garden. Media point, useful understairs storage cupboard, LVT flooring, radiator.

KITCHEN

Attractively fitted with modern range of units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and matching eye level wall units, window to the front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

BEDROOM 1

With window to the front with open aspect, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

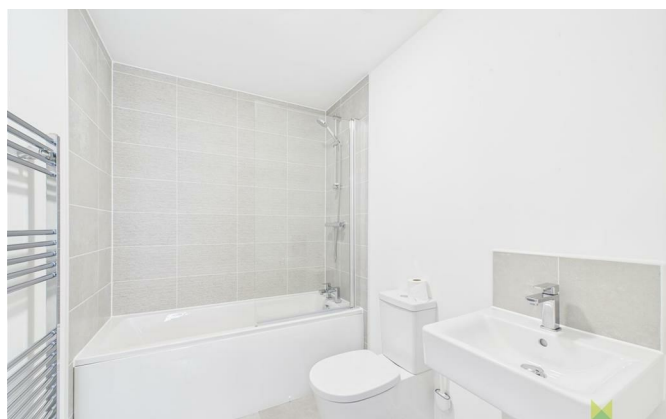
To the front there are two allocated parking spaces.

The Rear Garden is a particular feature of the property, being landscaped for ease of maintenance to large paved sun terrace, raised flower beds with steps leading up to artificial lawn area and enclosed with stone walling and fencing.

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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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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