

Plot 73, The Spinney Chester Place Oteley Road Shrewsbury SY2 6QS



3 Bedroom House - Semi-Detached
Offers In The Region Of £285,000

The features

- BRAND NEW 3 BEDROOM SEMI DETACHED
- HIGH ENERGY INSULATION
- KITCHEN WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- MUCH SOUGHT AFTER DEVELOPMENT
- GOOD SIZED LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY, GARAGE AND ENCLOSED GARDEN



*** £6,000 CASH BACK ON COMPLETION***

THE FINAL 3 BEDROOM SEMI DETACHED HOUSE

This brand new Turner style, 3 bedroom semi detached house features high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this much sought after development.

Reception Hall with Cloakroom, good sized Lounge/Dining Room, lovely fitted Kitchen with appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom. Driveway with parking, Garage and enclosed Rear Garden.

IMAGES SHOWN ARE OF THE TURNER HOUSE TYPE.

** On completion of the sale, if the purchaser has booked their initial viewing through Monks, you will receive a £500 High Street voucher.

Property details

LOCATION

The Spinney is located on the edge of the Town Centre offering ease of access to the A5/M54 motorway network - perfect for commuters. There are excellent facilities on hand for families including schools, supermarkets, shops, doctors, churches, restaurant and public houses along with lovely walks through the nearby Reabrook Conservation area.

RECEPTION HALL

with radiator.

CLOAKROOM

Low flush WC and wash hand basin, tiled splash, radiator.

LOUNGE/DINING ROOM

A good size room well lit with double opening French doors leading onto the rear garden. Useful storage cupboard, media points, radiator.

KITCHEN

Comprehensively fitted with contrasting modern shaker style units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and space for washing machine. Inset 4 ring gas fired hob with pan drawers beneath and eye level oven/grill with cupboards above and below, built in fridge/freezer with matching fascia panels. Range of eye level wall units and window to the front.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

With window to the rear, radiator.

EN SUITE SHOWER ROOM

Large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

with window to the front, radiator.

BEDROOM 3

With window to the rear, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin, WC. Complementary tiled surrounds, radiator, window to the front.

GARAGE

With up and over door, power and lighting and driveway providing parking for two cars.

OUTSIDE

The property occupies an enviable position, approached over driveway and with garden area to the front stocked with shrub beds. Side pedestrian access to the enclosed rear garden which is laid to paved sun terrace and lawn, enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As the property is a new build the council tax banding has not yet been registered.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

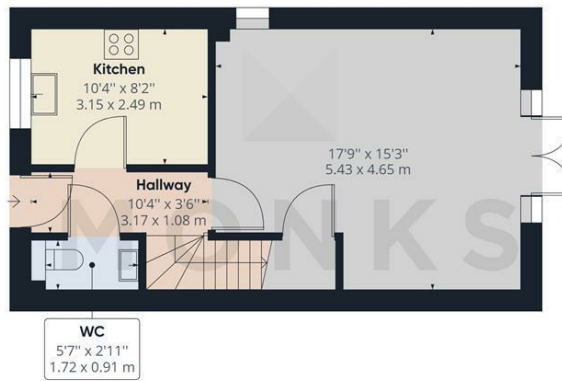
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

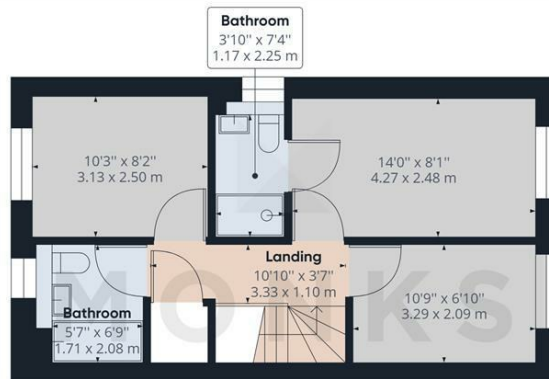
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Floor 0 Building 1



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Approximate total area⁽¹⁾
823.98 ft²
76.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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		
(81-91) B		
(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 (CO₂) 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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