

55 Hendrick Crescent Oteley Road Shrewsbury SY2 6JF



3 Bedroom House - Detached
Offers In The Region Of £310,000

The features

- EXCELLENT 3 BEDROOM DETACHED HOME
- RECEPTION HALL WITH CLOARKROOM
- GOOD SIZED KITCHEN/DINING ROOM WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED - NO UPWARD CHAIN
- PERFECT FOR A GROWING FAMILY
- LOVELY NATURALLY WELL LIT THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- PARKING FOR 3 VEHICLES AND LOVELY ENCLOSED REAR GARDEN
- EPC RATING B



***** EXCELLENT 3 BEDROOM DETACHED HOUSE *****

Occupying a truly enviable location in a lovely tucked away location, this is a perfect home for a growing family or those looking to downsize.

Set in the much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network and a good range of local amenities including supermarkets, shops, schools and nearby bus service to the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely through Lounge with bay window to the side and French doors to the Garden, attractively fitted Kitchen/Dining Room with appliances, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, parking for three cars and good sized enclosed rear garden.

Viewing highly recommended.

No upward chain.

Property details

LOCATION

The property occupies an enviable position tucked away on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, shops, takeaways and countryside walks. There is a bus service to the nearby Town Centre where you will find a host of national and independent stores, restaurants, eateries, churches and recreational facilities along with the Railway Station which has links to London.

RECEPTION HALL

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

CLOAKROOM

with WC and wash hand basin, window to the rear, radiator.

LOUNGE

A lovely through room which is naturally well lit by window to the front, bay window to the side and double opening French doors leading onto the rear garden and sun terrace. Media point, radiators.

KITCHEN/DINING ROOM

Another naturally well lit through room with the Dining area having double opening French doors leading to the garden, fitted breakfast bar, radiator.

The Kitchen is fitted with range of contemporary units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated washing machine, dish washer and fridge freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and eye level oven and grill with cupboards above and below. Attractive tiled surrounds and range of eye level units, window to the front, LVT flooring throughout.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the rear, Airing Cupboard.

PRINCIPAL BEDROOM

A good sized double room with window to the front, radiator.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

Another generous double room with window to the front, radiator.

BEDROOM 3

With window to the rear, radiator.

FAMILY BATHROOM

Comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

OUTSIDE

The property occupies a lovely position tucked away at the end of a cul de sac/private drive area which has a lovely open aspect. The Rear Garden has been laid for ease of maintenance to a good sized paved sun terrace, ideal for outdoor dining and astro-turfed lawned area. Timber garden storage shed and enclosed with wooden fencing. Allocated parking for 3 cars.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' 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](https://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.

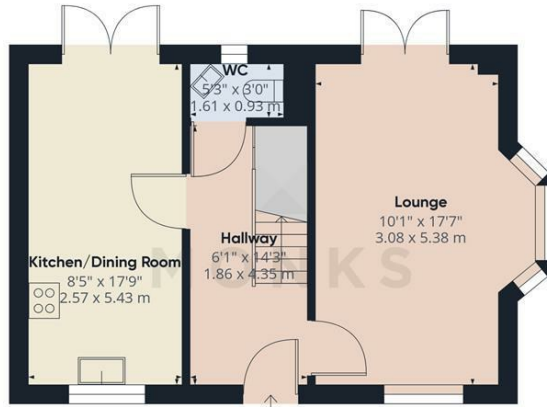
NEED TO CONTACT US

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.

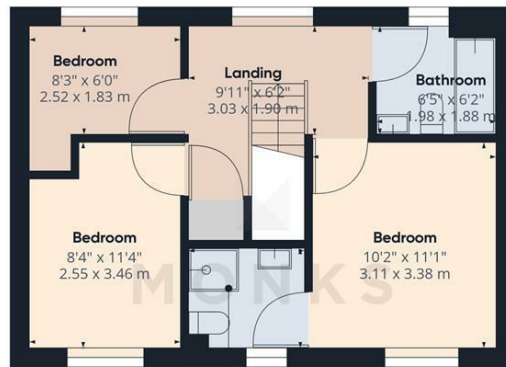
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Floor 0



Floor 1

Approximate total area[®]
877.24 ft²
81.5 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.

GIRAFFE 360



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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		94
(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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.