

15 Boyer Close, Off Oteley Road, Shrewsbury, Shropshire,  
SY2 6GS

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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B R O A D B R I D G E

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Offered for sale with NO UPWARD CHAIN, this deceptively spacious, well-proportioned and neatly presented four-bedroom detached home occupies a pleasing and particularly secluded position within this modern development. The property is situated in a convenient residential location, within close proximity to a range of good local amenities, Shrewsbury town centre, and the local bypass providing easy access to the M54 motorway network.

The accommodation briefly comprises of the following: entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, front and southerly facing rear enclosed gardens, generous driveway, large detached single garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

#### **Entrance hallway**

Having Antico floor covering, wall mounted digital heating control panel, understairs storage cupboard, radiator.

Door to:

#### **Cloakroom**

Having low flush WC, pedestal wash hand basin, Antico floor covering, radiator, UPVC double glazed window to front.

Door from entrance hallway gives access to:

#### **Lounge**

15'9 x 11'1

Having UPVC double glazed window to front, radiator.

Door from entrance hallway gives access to:

#### **Kitchen/diner**

19'8 x 14'3

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, washing machine, double oven, four ring gas hob, stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, Antico floor covering, recessed spotlights to ceiling, UPVC double glazed window to rear, fitted worktops with inset 1 1/2 stainless steel sink drainer unit. The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator with Antico floor covering.

From entrance hallway stairs rise to:

#### **First floor landing**

Having loft access, radiator, linen store cupboard.

Doors from first floor landing give access to: Four double bedrooms and family bathroom.

#### **Bedroom one**

12'11 x 9'3 excluding wardrobe recess

Having UPVC double glazed window to front, radiator. Door to:

#### **Ensuite shower room**

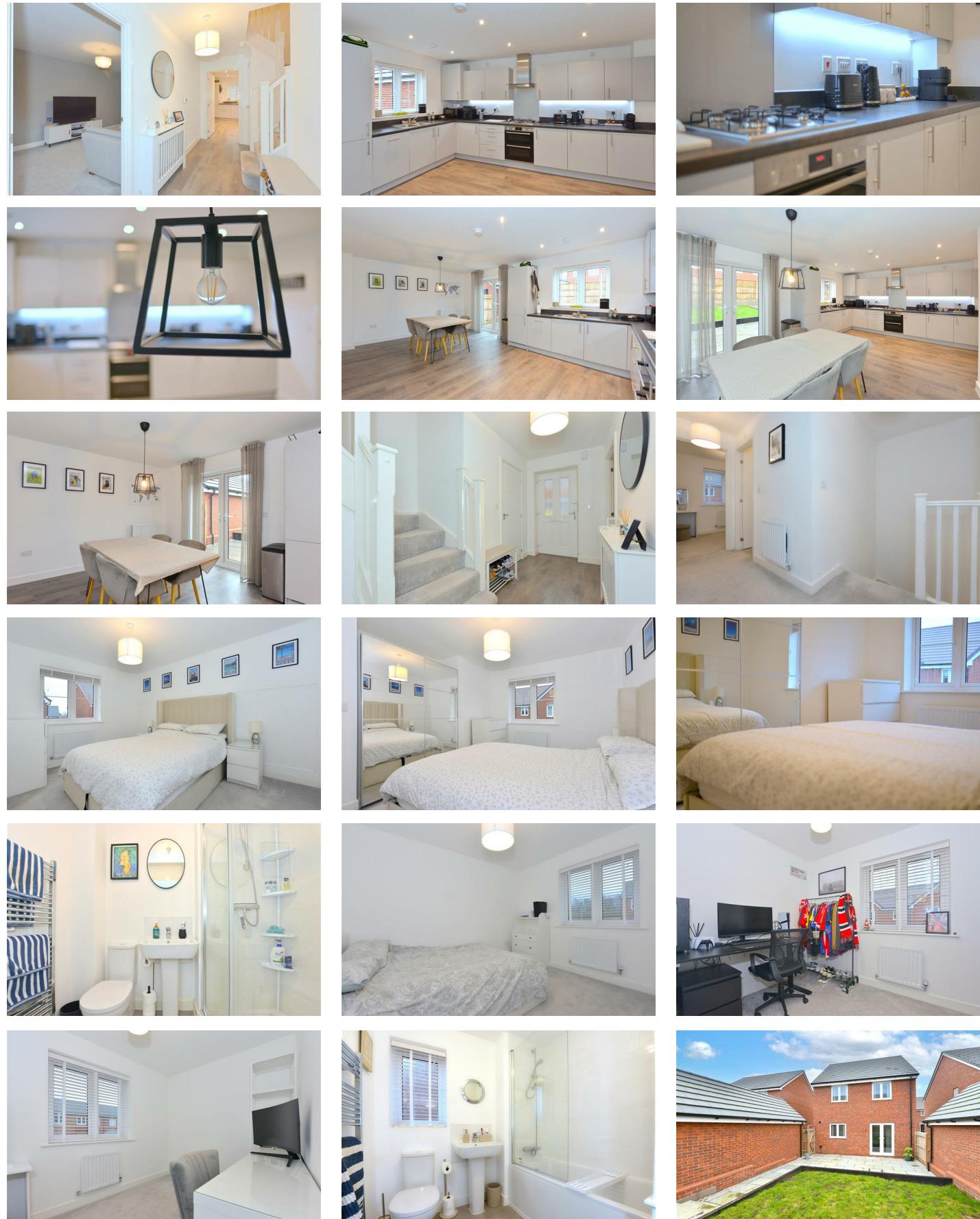
Having double tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush WC, Antico tiled effect floor covering, heated chrome style towel rail, extractor fan to ceiling.

#### **Bedroom two**

10'6 x 8'4

Having UPVC double glazed window to rear, radiator.





**Bedroom three**

10'2 max into recess x 6'11 excluding recess  
Having UPVC double glazed window to front, radiator.

**Bedroom four**

11'1 x 7'1  
Having UPVC double glazed window to rear, radiator.

**Family bathroom**

Having three piece modern suite comprising: Panel bath with shower attachment off taps with glazed shower screen to side, pedestal wash hand basin, low flush WC, Antico tiled effect floor covering, UPVC double glazed window to side, heated chrome style towel rail, extractor fan to ceiling.

**Outside**

The property occupies a pleasing secluded position with the front garden being laid to lawn with inset shrubs and paved pathway giving access to front door. A generous tarmacadam driveway then leads to the side of the property which gives access to:

**A large brick built detached single garage**

Having up and over door, pitch tiled roof, gated side access then leads to the property's:

**Southerly facing rear garden**

Having Indian sandstone paved patio area with matching paved pathway and terrace, lawn gardens, outside lighting point. The rear gardens are enclosed.

**AGENTS NOTE**

The vendor informs us there is a annual charge £150 for the up keep of the communal areas of the development.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

