



25 Collingwood Drive, Bowbrook, Shrewsbury SY3 5HP

4 bedroom detached house—£475,000 Freehold

25 Collingwood Drive, Bowbrook, Shrewsbury SY3 5HP

Coopergreenpooks.co.uk

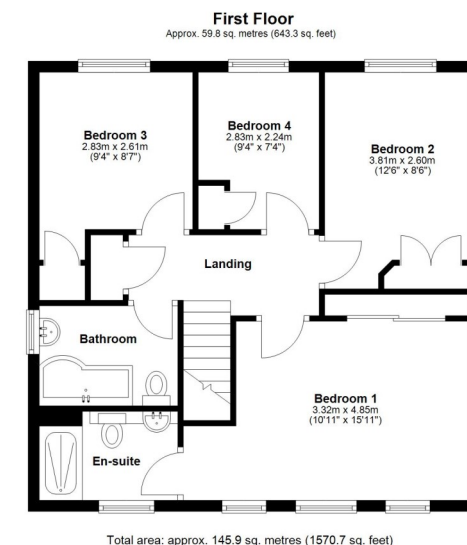
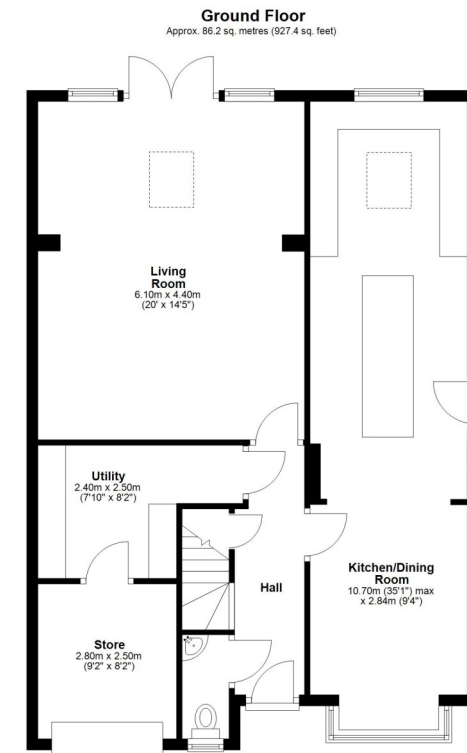
£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This impressive detached family house has been extended and significantly improved to provide well-proportioned and beautifully presented accommodation, finished to a high standard throughout, while being situated within a quiet cul-de-sac, benefitting from an attractively landscaped garden and driveway parking.

KEY FEATURES

- Good sized entrance hall with useful storage, cloakroom and staircase to a spacious landing
- Lovely extended living room with part vaulted ceiling, velux roof light and glazed doors onto the rear garden
- Large open plan kitchen/dining room, which also forms part of the extension, complete with fully integrated appliances, island unit/breakfast bar and dining area with a feature bay window to front, as well as access to the garden
- The integral garage has been converted to create a very practical separate utility, while retaining storage at the front with electric garage door
- Master bedroom with three windows to front allowing plenty of natural light, built in wardrobes and en-suite shower room
- Three further bedrooms, all also having built in wardrobes, and a well-appointed family bathroom
- Attractively landscaped private rear garden, laid to lawn with paved terrace, planted borders and gated access to side
- Driveway to front providing plenty of parking, with adjoining lawned garden
- A very quiet and convenient location, tucked away within a cul-de-sac, just a short walk from an excellent range of amenities, road links via the bypass, primary and secondary schools, and less than ten minutes from the town centre. It is also in close proximity to Royal Shrewsbury Hospital.













25 Collingwood Drive, Bowbrook, Shrewsbury SY3 5HP

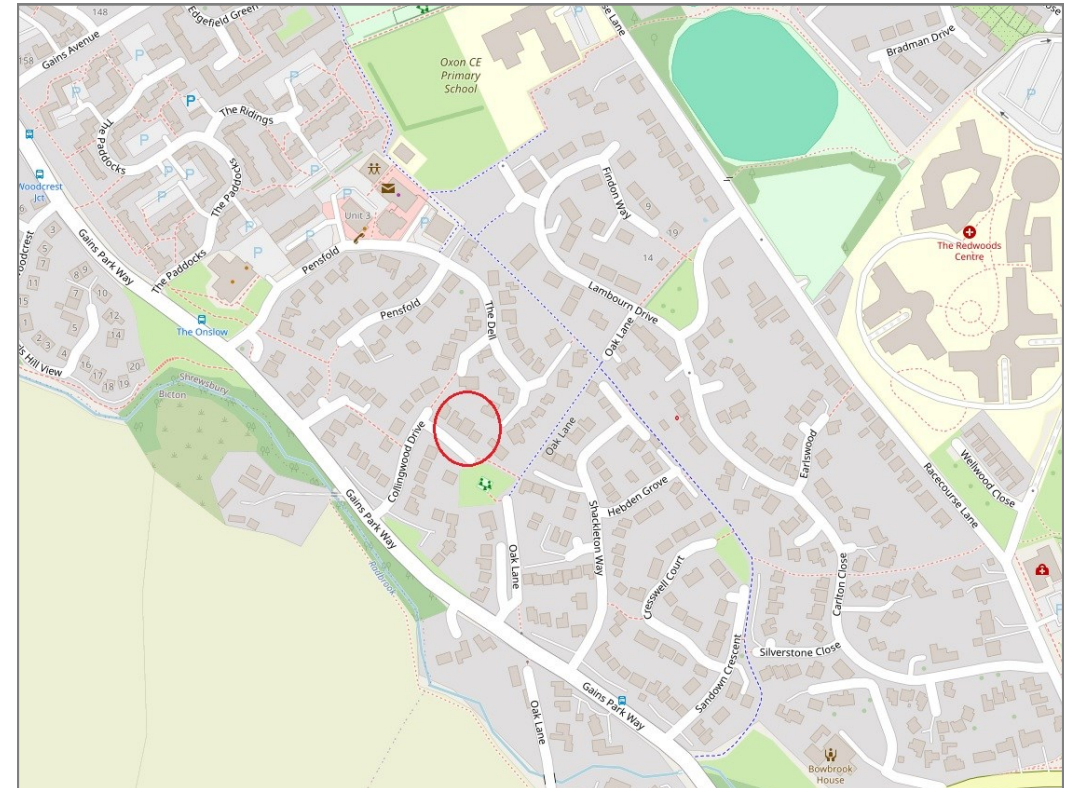
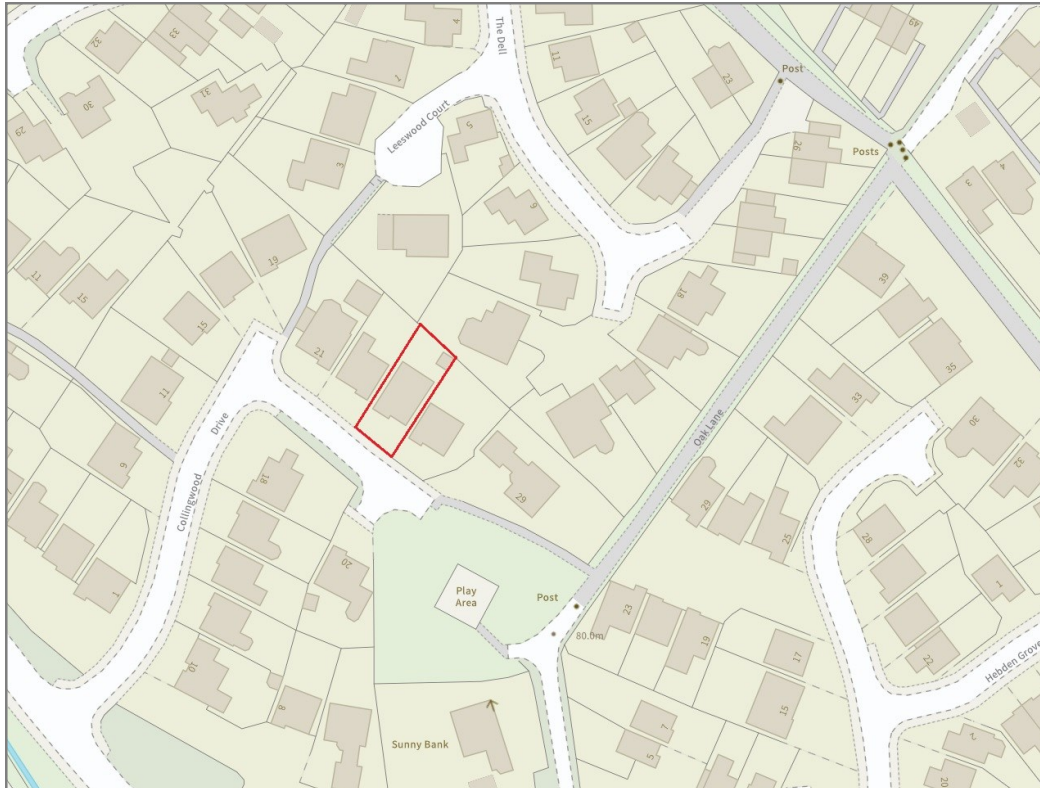
£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

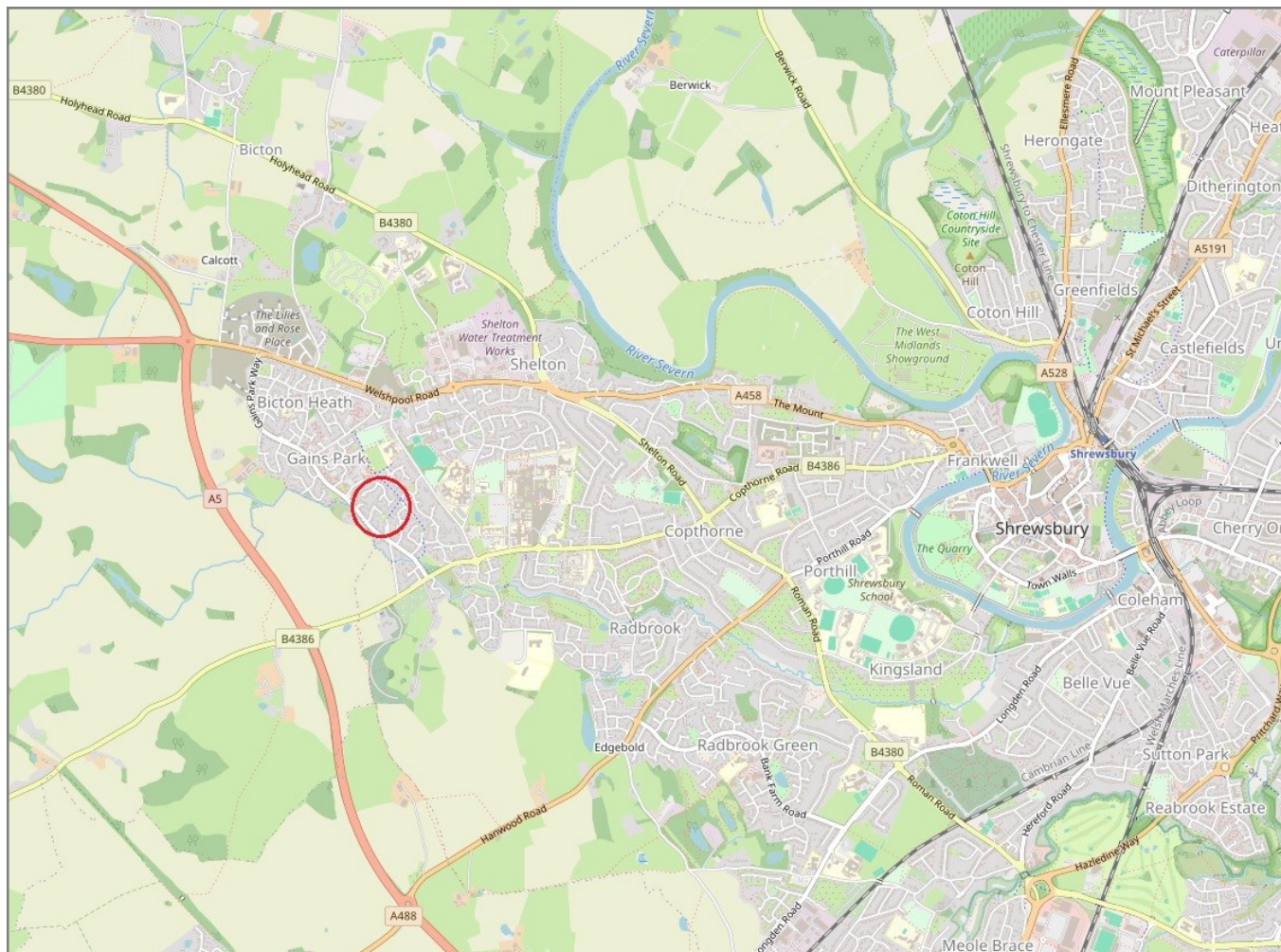
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

25 Collingwood Drive, Bowbrook, Shrewsbury SY3 5HP

Coopergreenpooks.co.uk

£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.