

FOR SALE

Plot 19 - Orleton, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT



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Price Guide £530,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An exceptional and beautifully proportioned detached house with impressively appointed living space, set with driveway parking and garaging together with sizeable easily maintained gardens on this sought after and exclusive development.




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Excellent access to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1496 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump
- Choice of kitchen units with quartz or laminate worktops
- Electric vehicle charging point
- Fibre ready (FTTP)
- EPC rating B

DIRECTIONS
From Shrewsbury town centre proceed over the Welsh Bridge taking the first turning left at the Frankwell roundabout, heading on to Copthorne Road. Proceed along and on reaching the next roundabout head straight over onto Mytton Oak Road. Continue past the shops on the left hand side and straight over the mini roundabout by the Royal Shrewsbury Hospital. After short distance, Mytton Oak Manor Development will be identified on the right hand side.

SITUATION
The property is well positioned in the popular area of Racecourse Lane and is located on the western outskirts of Shrewsbury. The area provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of highly regarded schools and the excellent town shopping centre. Shrewsbury also offers a rail service. Access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.

THE DEVELOPER
Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

THE DEVELOPMENT
Mytton Oak Manor offers an assortment of two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection and four bedroom detached properties from our Prestige Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

THE HOMES
Mytton Oak Manor comprises house types from our Legacy, Classic and Prestige Collections, including two & three bedroom semi-detached, as well as three & four bedroom detached homes. All of the homes come with private driveways and some also include a garage. Each home includes a private secluded garden, electric car charging point, air source heat pump and high-quality design features.

CLASSIC COLLECTION
The Classic Collection consists of four bedroom homes. These homes come with high-quality finishes, fixtures and fittings, including towel warmers and a rainfall shower in the bathroom as standard. The Classic Collection also includes Hotpoint integrated appliances and quartz worktops in the kitchen, exuding class throughout.

DESCRIPTION
Accessed from the entrance hall is a delightful living room, whilst the heart of the home is without doubt the excellent open plan kitchen dining family room. The kitchen area boasts numerous units and appliances together with a central island and bi-folding doors, which lead out to the rear gardens. In addition, is a separate utility room and guest WC. To the first floor are the impressive bedrooms, with the principal containing built in wardrobes and an ensuite shower room. There are three further bedrooms, which are served by the family bathroom and this contains a separate shower cubicle. It is worthy to note, bedroom two is also of a particularly generous size, as it is positioned over the garaging. Outside, there is a large driveway parking area with EV charging point and leading to the integral garage. The gardens are of a pleasing size and positioned to both the front and rear.

- ACCOMMODATION**
- ENTRANCE HALL**
- GUEST WC**
- LIVING ROOM**
13'10" x 11'1"
- KITCHEN/DINING/FAMILY ROOM**
22'9" x 17'9"
- UTILITY ROOM**

- FIRST FLOOR LANDING**
- BEDROOM ONE**
11'11" x 9'2"
- ENSUITE SHOWER ROOM**
- BEDROOM TWO**
14'3" x 9'10"
- BEDROOM THREE**
10'5" x 9'1"
- BEDROOM FOUR**
11'11" x 8'3"
- BATHROOM**
- GARAGE**
- GENERAL REMARKS**
- FIXTURES AND FITTINGS**
Only those items described in these particulars are included in the sale.
- TENURE**
Freehold. Purchasers must confirm via their solicitor.
- SERVICES**
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.
- VIEWINGS**
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.