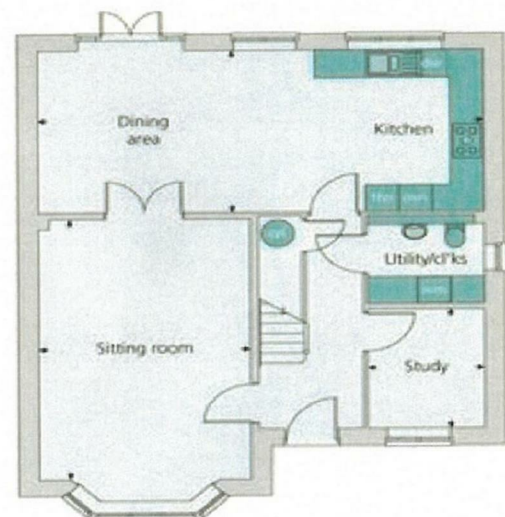
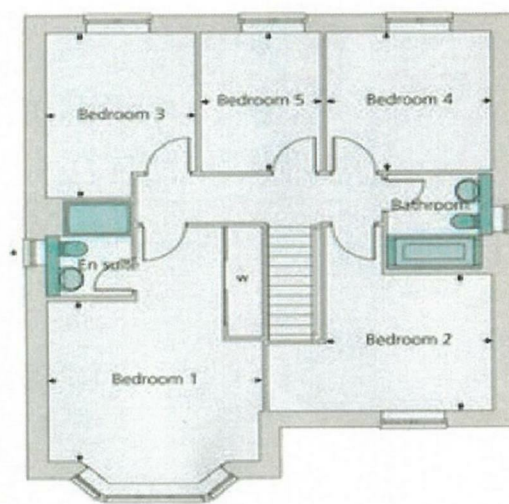


FOR SALE

37 Morant View, Bowbrook, Shrewsbury, SY5 8QF



FOR SALE

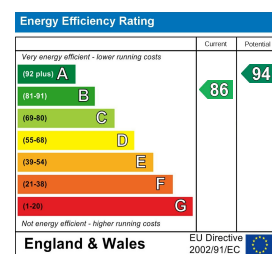
Offers In The Region Of £425,000

37 Morant View, Bowbrook, Shrewsbury, SY5 8QF

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



A highly desirable and particularly spacious modern detached house offering versatile accommodation, set with garage and generous gardens and an attractive outlook to the front on this most sought after development.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



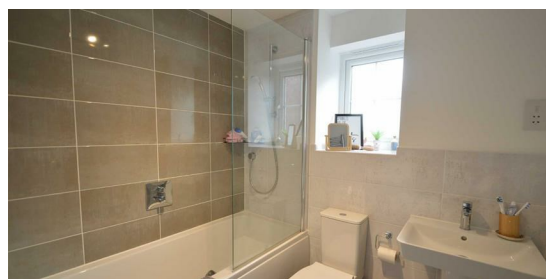
2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



- A highly desirable house
- Parking area/generous Gardens
- With versatile accommodation
- Garage
- Attractive outlook to the front
- Sought after development

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Cophorne Road and follow this through to the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops and continue straight over the mini roundabout by the Royal Shrewsbury Hospital. Proceed for a distance and take the first exit onto Squinter Pip Way and then left onto Morant View. Proceed into the cul-de-sac and follow the road to the left where the property will be found.

SITUATION

The property is attractively located within easy reach of a number of local shops and schools including Oxon Infants and the Priory and Meole Brace secondary schools. The Royal Shrewsbury Hospital is also within close proximity. The town centre with its comprehensive range of facilities is easily accessible together with the main A5 commuter route linking through to Telford. A rail service is available in Shrewsbury town centre.

DESCRIPTION

37 Moran View is a highly desirable modern detached house providing spacious accommodation. The ground floor boasts a generous living room, study and feature open plan living kitchen diner which offers numerous integral appliances and has double doors giving access out to the rear gardens. Also to the ground floor is a most useful guest WC/utility room. To the first floor there are five bedrooms, the principal of which has an en-suite shower room, whilst the remaining four are served by the family bathroom. Outside there is a generous amount of driveway parking. Whilst the gardens which predominantly sit to the rear are extensively laid to lawn with some shrubby borders. Purchasers will no doubt be pleased to note that the front of the property has an attractive open aspect.

ACCOMMODATION

STORM PORCH

Panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase to first floor. Built in under stair storage cupboard housing the hot water cylinder. Doors off and to:

LIVING ROOM

With bay window with pleasant aspect to front and twin glazed doors through to:

OPEN PLAN LIVING KITCHEN DINER

KITCHEN AREA

Providing an attractive range of eye and base level storage cupboards and drawers with extensive work surface area over and incorporating a one and a half bowl sink unit with mixer tap over and inset drainer. Integral BOSCH electric oven and grill. 5 ring BOSCH gas hob unit with filter hood over. Under cupboard lighting. Generous work top area. Breakfast bar eating area.

DINING AREA

With twin glazed French doors leading out to rear garden.

STUDY/PLAYROOM

With attractive aspect to front.

UTILITY/GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, a range of storage cupboards with fitted worktop area, space and plumbing for washing machine. Extractor fan.

FIRST FLOOR LANDING

With access to loft space. Doors off and to:

PRINCIPAL BEDROOM

With a range of built in wardrobes and bay window with pleasant outlook. Door to:

EN-SUITE SHOWER ROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and large walk-in shower cubicle with mains fed shower, part tiled walls and tiled splash. Shaving connection point. Heated towel rail.

BEDROOM 2

With pleasant aspect to front.

BEDROOM 3

Overlooking rear garden.

BEDROOM 4

Overlooking rear garden.

BEDROOM 5

Overlooking rear garden.

BATHROOM

With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, splash screen, part tiled walls and tiled splash, shaving connection point and wall mounted heated towel rail. Extractor fan.

OUTSIDE

The property is approached over a generous tarmac driveway which provides ample parking for numerous vehicles, whilst also giving access to the detached garage.

THE GARAGE

With metal up and over entrance door. Power and light points.

THE GARDENS

The property is attractively positioned with a pleasant open outlook to the front. The front gardens are mostly laid to lawn with flowering shrubby beds and borders and a flagged pathway giving access to the main front door. A timber gate leads down the side of the property giving access to the rear where the majority of the gardens can be found. Positioned immediately adjacent to the Living Dining Kitchen is a small flagged area with generous adjoining flowing lawns with low maintenance borders. Timber storage shed. External cold water tap. It should be noted that the gardens are of a good size and offer all garden enthusiasts an opportunity to incorporate their own ideas.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should note that the floorplan provided is in reverse.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com