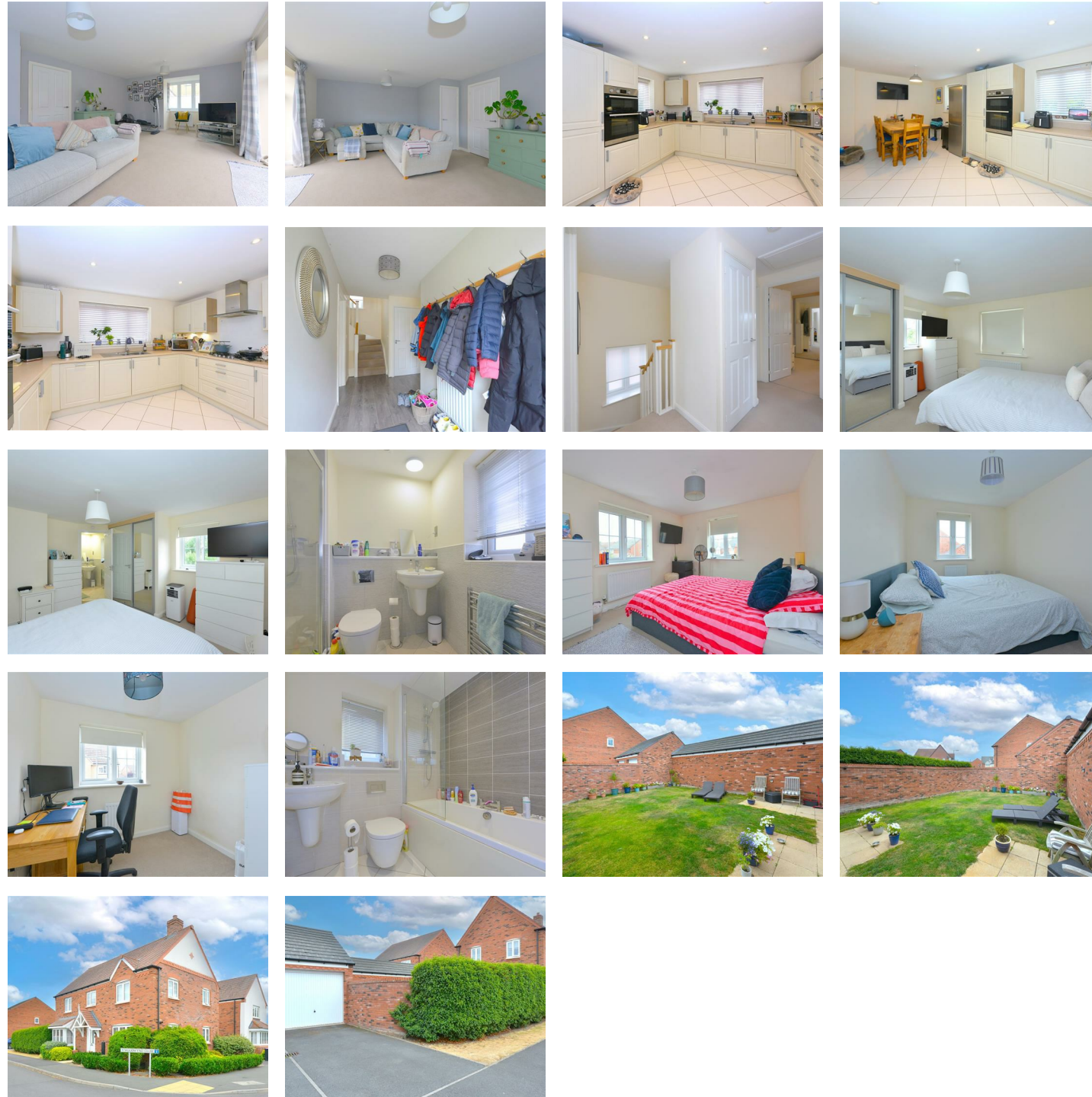


2 Woodwynd Close, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8PZ

www.hbshrop.co.uk



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Occupying an attractive position, within the highly sought after location of Bowbrook Meadows, this is a modern, double fronted, four bedroom detached family home, offering spacious, and well presented living accommodation throughout. The property has been thoughtfully designed offering a great balance of reception space and practical everyday living, featuring well proportioned rooms, abundance of natural light and a modern finish throughout. This desirable modern residential development is situated West of Shrewsbury enjoying attractive green open spaces and excellent access to local schooling, The Royal Shrewsbury hospital, good amenities and A5 linking up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, modern kitchen / diner, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, front, side and walled rear enclosed gardens, driveway, single garage, UPVC double glazing, gas fire central heating, pleasing position, sought after residential location and early viewing is highly recommended by the selling agent.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having radiator and wood effect flooring. Door from reception hallway gives access to:

Cloakroom

Having low flush wc with hidden cistern, pedestal wash hand basin, tiled floor and radiator.

Door from reception hallway gives access to:

Bay fronted lounge

18'3 excluding bay x 14'1

Having walk-in UPVC double glazed bay window to front of property, UPVC double glazed French doors giving access to gardens of property, UPVC double glazed windows to side and two radiators.

Door from reception hallway gives access to:

Kitchen /diner

18'3 x 12'4 max reducing to 10'1 minimum

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, three UPVC double glazed windows, integrated double oven, fridge / freezer, dishwasher, washing machine, tiled floor, cupboard housing gas fire central heating boiler, recess spotlights to ceiling, two radiators, four ring gas hob with stainless steel cooker canopy over.

From reception hallway stairs rise with UPVC double glazed window to side to:

First floor landing

Having radiator and cupboard housing megaflo unvented cylinder. Doors from first floor landing give access to four bedrooms and family bathroom.

Bedroom one

13'1 max x 12'5 max

Having two UPVC double glazed windows, radiator and fitted mirror fronted double wardrobe. From bedroom one door gives access to:

En-suite shower room

Having walk-in tiled shower cubicle with wall mounted mixer shower, low flush wc with hidden cistern, wall hung wash hand basin with mixer tap over, half tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window, recess spotlights and extractor fan to ceiling.

Bedroom two

11'2 x 9'11

Having two UPVC double glazed windows and radiator.

Bedroom three

11'2 x 8'1

Having UPVC double glazed window and radiator

Bedroom four

7'11 x 7'10

Having UPVC double glazed window and radiator.

Family bathroom

Having a three piece suite comprising: Panel bath with wall mounted mixer shower over and glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush wc with hidden cistern, half tiled to walls, tiled floor, UPVC double glazed window, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with mature shrubs, plants and bushes which then extends to one side of property paved pathway gives access to front door. Side pedestrian access then leads to:

Walled rear garden

Which comprises: Paved patio, lawned garden, outside security light, the rear gardens are enclosed by brick walling, beyond the garage there is a tarmacadam driveway with single garage having up and over door.

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 D

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 disclaimer

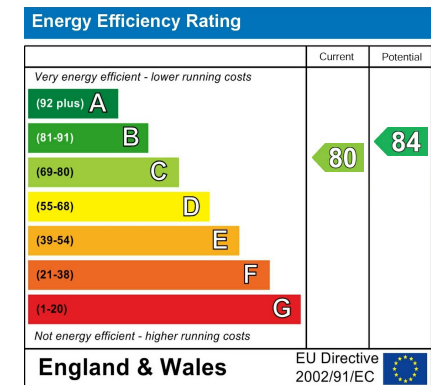
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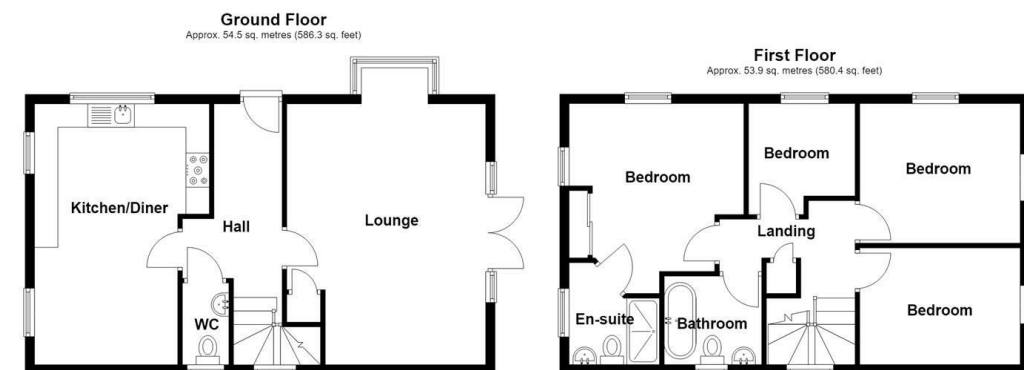
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquiries.



FLOORPLANS



Total area: approx. 108.4 sq. metres (1166.7 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 01743 773 525 - www.spp-property.co.uk
Plan produced using PlanUp.