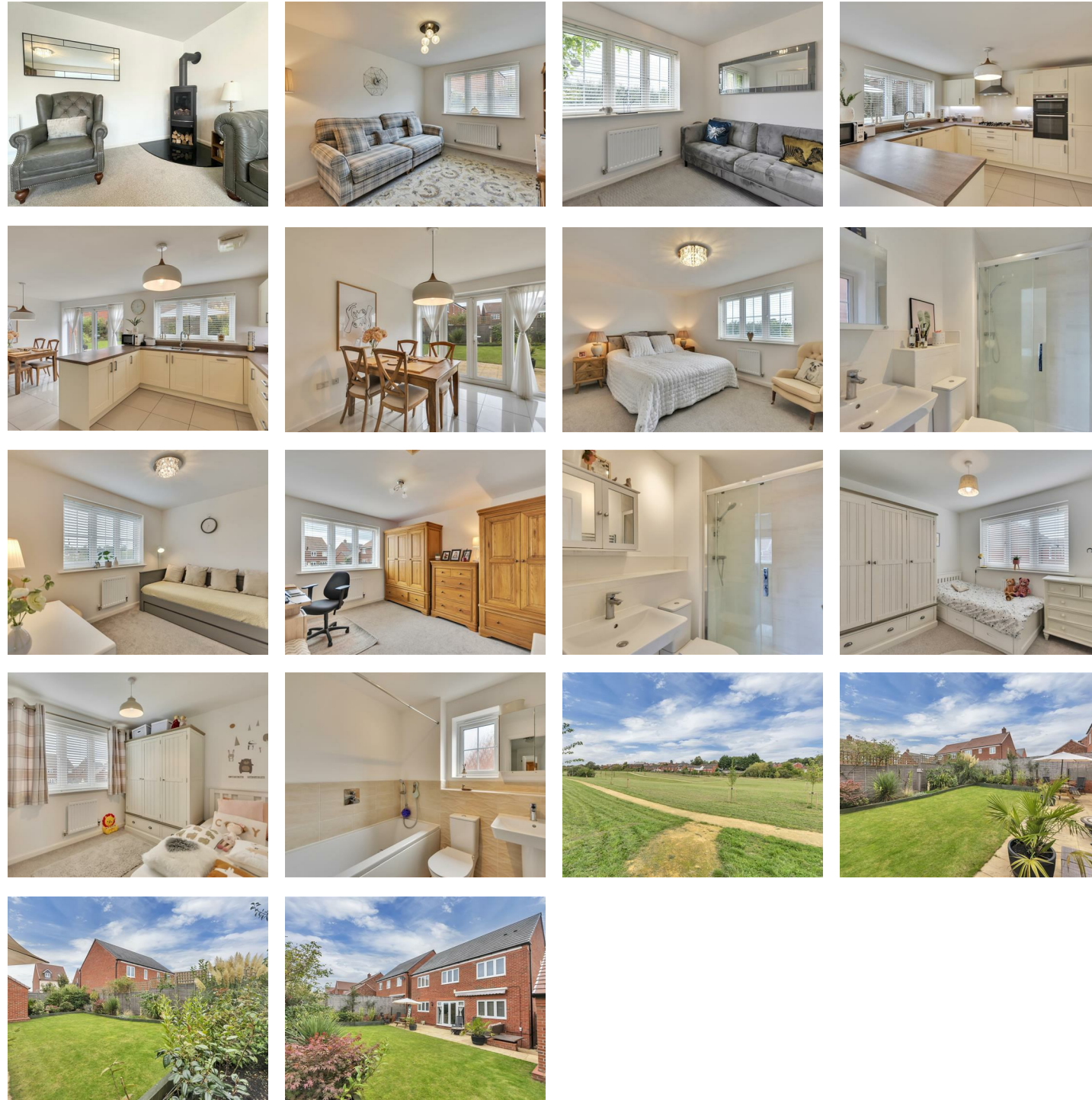


14 Pewit Close, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8QH

www.hbshrop.co.uk



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Occupying a lovely and particularly secluded position on this sought after residential development, this is a well presented, spacious, versatile and well proportioned five double bedroom detached house. The property boasts many pleasing features and benefits from three reception rooms, two ensuite shower rooms, landscaped front and southernly facing rear enclosed gardens, driveway and garage, and being 30ft from The Meadow (adjacent to the property) The property is within close proximity to good local amenities including Bowbrook Primary School (a school of opportunity), a brand new Nursery and Primary School in Shrewsbury, the Royal Shrewsbury Hospital and the local bypass which links up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, family room, bay fronted lounge, modern kitchen/diner/family room, utility room, first floor landing, master bedroom with dressing area and ensuite shower room, guest bedroom with ensuite shower room, three further double bedrooms, family bathroom, landscaped front and rear enclosed gardens, generous driveway with electricity car charging point, garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, ceramic tiled floor, extractor dan to ceiling.

Door from reception hallway gives access to:

Study

9'10 x 7'10

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Family room

12'0 x 10'1

Having UPVC double glazed window to rear, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

15'0 max into bay x 14'11

Having walk-in bay with range of UPVC double glazed windows with fitted blinds to front, TV and telephone points, two radiators and feature wood effect electric remote controlled stove.

Door from reception hallway gives access to:

Kitchen/diner/family room

20'3 x 12'0

And comprises: Modern eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with stainless steel cooker canopy over, integrated dishwasher,, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, ceramic tiled floor, TV aerial point, two radiators, extractor fan to ceiling, integrated fridge freezer.

Door from kitchen/diner/family room gives access to:

Utility room

7'6 x 5'5

Having space for washing machine, eye level and base units, double glazed door giving access to side of property, wall mounted gas fired central heating boiler, ceramic tiled floor, radiator, large store cupboard housing pressurised water system.

From reception hallway stairs rise to:

First floor landing

Having radiator, loft access.

Doors from first floor landing then give access to: Five bedrooms and family bathroom.

Bedroom one with dressing area

20'1 max including dressing area reducing down to

Having two UPVC double glazed windows with pleasing aspect to front, two radiators, built-in double wardrobe, TV aerial point, dressing area.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC< pedestal wash hand basin, part tiled to walls, tiled floor, UPVC double glazed window to side, heated chrome style towel rail.

Bedroom two

12'3 x 10'2

Having secondary loft access, UPVC double glazed window to rear, radiator.

Door from bedroom two gives access to:

Ensuite shower room

Having walk-in tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, heated chrome style towel rail, extractor fan to ceiling.

Bedroom three

11'8 max into recess reducing down to 7'10 x 10'7

Having UPVC double glazed window with pleasing aspect to front, radiator.

Bedroom four

9'10 x 8'10

Having UPVC double glazed window to rear, radiator.

Bedroom five

10'0 x 8'10

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath with wall mounted shower attachment, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, UPVC double glazed window to side, shaver point, heated chrome style towel rail.

Outside

To the front of the property paved pathway gives access to front door with landscaped garden either side comprising: lawn gardens, mature shrubs,, plants and bushes. To the side of the property a generous tarmacadam driveway with wall mounted electricity car charging point gives access to garage.

To the side of the property gated pedestrian access then leads to:

Landscaped rear gardens

Having an extensive paved patio area with outside cold tap, wall mounted awning, lawn gardens with well stocked beds containing a variety of specimen shrubs, plants and bushes. The rear gardens are enclosed.

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 F

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).

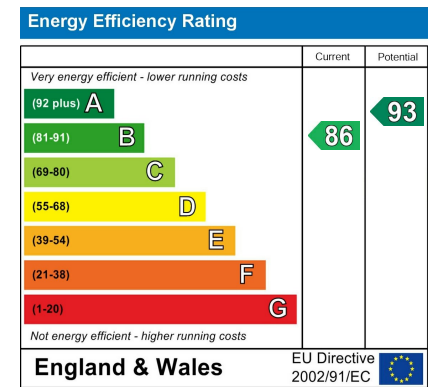
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Any areas / measurements are approximate only and have not been verified.

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FLOORPLANS

