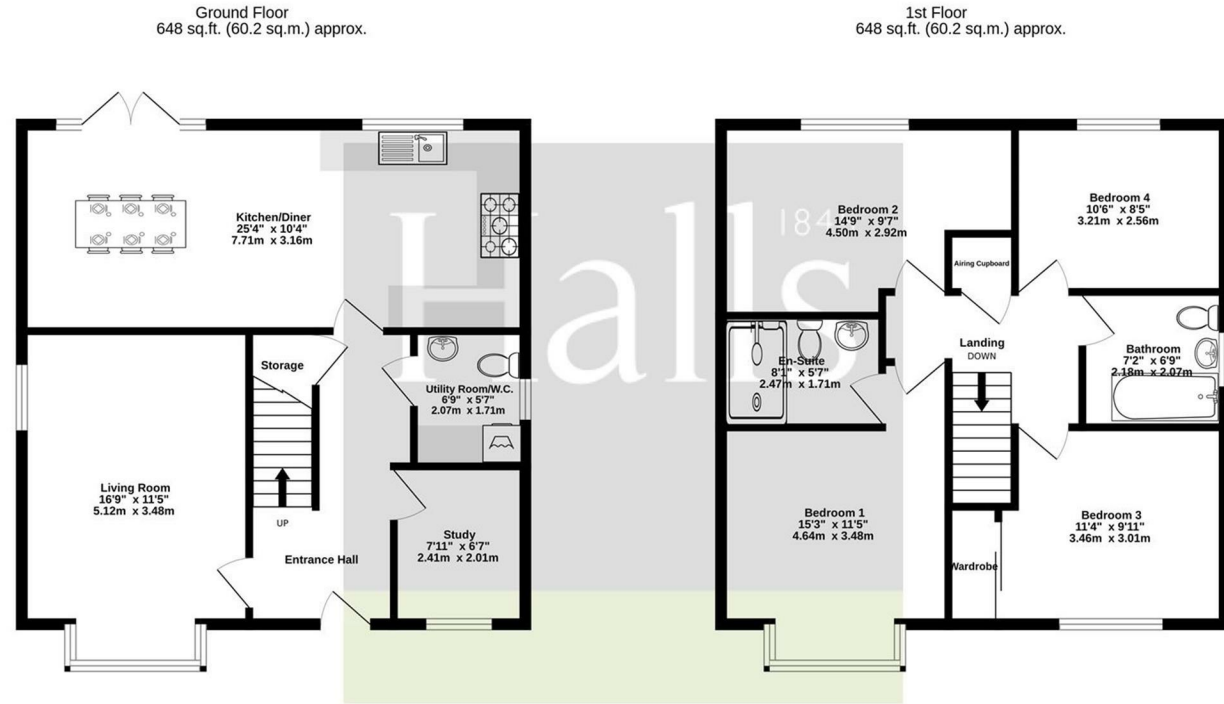


FOR SALE



58 Whinberry Drive, Bowbrook, Shrewsbury, SY5 8QN



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

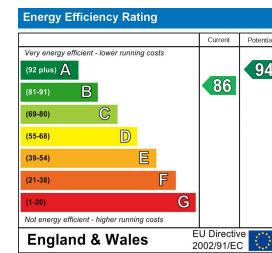
Offers In The Region Of £445,000

58 Whinberry Drive, Bowbrook, Shrewsbury, SY5 8QN

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 attractively presented and generously proportioned modern detached house set in a quiet position with south facing gardens on this popular residential 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.



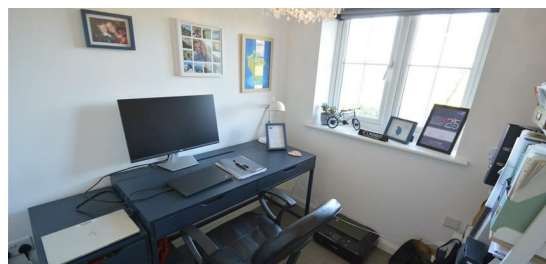
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious accommodation
- Attractively presented
- Delightful gardens
- Driveway parking & garage
- Desirable location
- Close to amenities

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Copthorne 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. Continue to the next roundabout and take the left turn onto Squinter Pip Way. Proceed along taking the left turn into Whinberry Drive and the property will be found on the right hand side opposite an attractive open green area.

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

58 Whinberry Drive is a particularly well maintained and attractively presented modern detached house. The ground floor provides two reception rooms together with a feature open plan living dining kitchen and a separate utility/WC. To the first floor there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is driveway parking which gives access to the detached garage. The gardens are predominantly positioned to the rear offering patio seating areas, neatly manicured lawns and a variety of shrubbery beds and borders. Purchasers will be pleased to note the rear gardens have a southerly facing aspect.

ACCOMMODATION

STORM PORCH

Panelled part glazed entrance door leads into

ENTRANCE HALL

Tiled floor, staircase rising to first floor. Built in understairs storage cupboard.

UTILITY/GUEST WC

With tiled floor, white suite comprising low level WC, pedestal wash hand basin with tiled splash. Fitted worktop with eye and base level storage cupboards. Space and plumbing for washing machine. Extractor fan.

LIVING ROOM

With bay window to front aspect.

STUDY/PLAYROOM

With pleasant aspect to the front.

FEATURE OPEN PLAN LIVING/KITCHEN/DINER

KITCHEN - With tiled floor, providing a modern range of gloss eye and base level units, comprising soft close cupboards and drawers, with generous work surface over and incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over. Integral HOTPOINT electric oven and grill, with separate 5 ring stainless steel gas hob unit with filter hood over. Integral dishwasher, integral fridge/freezer. Ceiling downlighters.

LIVING/DINING - With ceiling downlighters, tiled floor and twin glazed french doors leading out on the rear sun terrace and gardens.

FIRST FLOOR LANDING

With access to loft space. Linen cupboard with fitted shelving.

BEDROOM ONE

Bay window with attractive aspect. Built in double wardrobe and door to:

ENSUITE SHOWER ROOM

With tiled floor and a white suite comprising low level WC, pedestal wash hand basin. Large shower cubicle with mains fed shower, sliding splash screen, inset tiles. Heated towel, extractor fan and shaving connection point.

BEDROOM TWO

With built in double wardrobe.

BEDROOM THREE

With aspect over rear garden.

BEDROOM FOUR

With attractive front aspect.

BATHROOM

With tiled floor providing a white 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, extractor fan, shaving connection point and heated towel rail.

OUTSIDE

The property provides driveway parking for circa two vehicles whilst also giving access to the garage.

GARAGE

Metal up and over entrance door. Power and light points.

GARDENS

To the front the gardens offer easily maintained lawns together with well stock herbaceous shrubbery beds and borders. Gated access is down one side of the property to the rear gardens. Sitting adjacent to the rear of the house is a flagged sun terrace entertaining area, with adjoining pathway. The majority of the gardens are then laid to flowing lawns, flanked by raised stocked herbaceous and floral shrubbery beds and borders containing a variety of shrubs and plants. External cold water tap. Purchasers will be pleased to note the rear gardens have a southerly facing aspect.

GENERAL REMARKS

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

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.

VIEWINGS

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