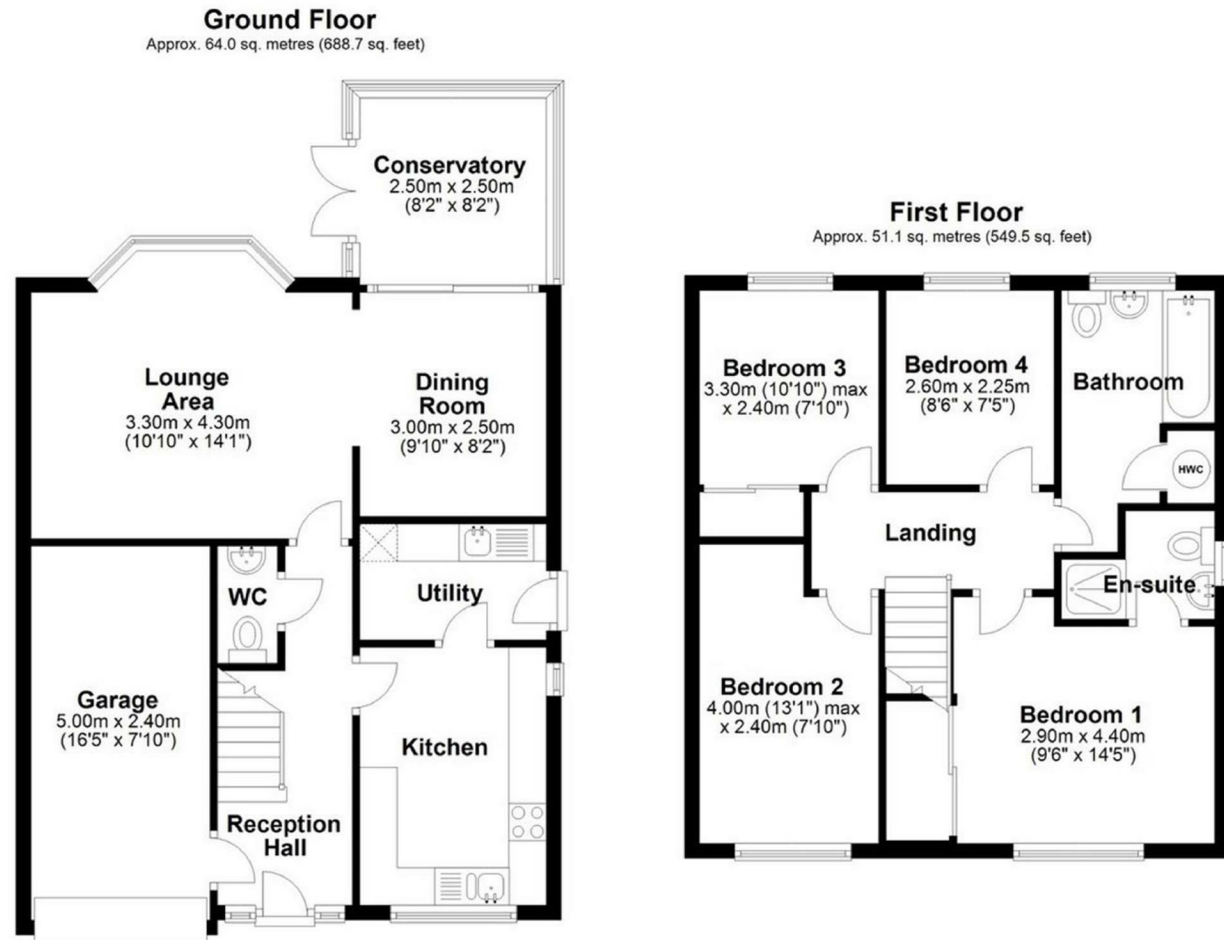


FOR SALE

27 Shackleton Way, Bowbrook, Shrewsbury, SY3 8SW



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)



FOR SALE

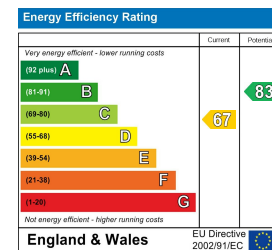
Offers In The Region Of £359,500

27 Shackleton Way, Bowbrook, Shrewsbury, SY3 8SW

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



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



- Attractively presented
- Well proportioned
- Appealing gardens
- Driveway and Garage
- Excellent access to amenities
- Highly sought after area

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 right turn onto Gains Park Way followed by the second right turn into Shackleton Way. Proceed for a short distance and number 27 will be found on the left hand side.

SITUATION

The property is attractively located in a cul-de-sac position towards the western outskirts of the town, within easy reach of a number of local shops and schools including Oxon Primary School 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

27 Shackleton Way is a highly desirable detached house located in a most appealing cul-de-sac position. The ground floor offers a generous lounge diner, kitchen, utility room and conservatory, together with a separate guest WC. To the first floor there are four bedrooms, the principal of which has an en-suite shower room, with the remaining three being served by the family bathroom. Outside there is driveway parking which leads to the integral garage. The gardens which are predominantly positioned to the rear and offer neatly maintained lawns, patio seating areas and a number of well stocked herbaceous borders.

ACCOMMODATION

STORM PORCH

Panelled part glazed entrance door and glazed side panels leading into:

ENTRANCE HALL

Oak boarded flooring, contemporary radiator, staircase rising to first floor, access door to garage, doors off and to:

GUEST WC

Providing a suite comprising low level WC and pedestal wash hand basin. Tiled floor, radiator, part tiled walls and extractor fan.

LOUNGE DINER

LOUNGE AREA

Ornamental fireplace with a Living Flame coal effect gas fire, bay window and archway through to:

DINING ROOM

Contemporary wall mounted radiator and sliding patio doors through to:

CONSERVATORY

Brick based construction with wraparound uPVC double glazed windows and polycarbonate roof. Twin French doors giving access out to the attractive rear gardens.

KITCHEN

Tiled floor and providing an extensive range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer. Integral electric oven and grill with 4-ring induction hob unit over. Space for fridge. Part tiled walls and tiled splash. Door to:

UTILITY ROOM

Tiled floor, range of eye and base level storage cupboards. Fitted work top with stainless steel sink unit. Wall mounted Potterton gas fired central heating boiler, tiled splash, space and plumbing for washing machine, panelled part glazed access door to side of property.

FIRST FLOOR LANDING

Access to loft space. Built in airing cupboard housing the hot water cylinder. Doors off and to:

BEDROOM 1

Built in wardrobe. Door to:

EN-SUITE SHOWER ROOM

Providing a suite comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower, part tiled walls and splash curtain. Shaver connection point.

BEDROOM 2

BEDROOM 3

BEDROOM 4

Built in wardrobe.

BATHROOM

Providing a modern white suite comprising low level WC, wall mounted wash hand basin and tiled panelled bath with mains fed shower over and splash screen. Part tiled walls and tiled splash, ceiling downlighters, extractor fan and built in storage cupboard.

OUTSIDE

The property is approached over a tarmac driveway with parking for circa two vehicles which also gives access to the integral garage and pedestrian access to the front and side of the property.

GARAGE

Remote controlled electric roller entrance door, power and light points and pedestrian door into property.

THE GARDENS

The property is attractively situated with the front gardens offering neatly maintained lawns, whilst incorporating a number of established and well stocked shrubbery beds and borders. Access is available down one side of the property leading to the rear. Immediately adjacent to the rear of the property is a flagged patio entertaining area with steps rising to a neatly manicured lawn, flanked by further well stocked herbaceous beds and borders containing a variety of specimen shrubs and plants.

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

COUNCIL TAX

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'D'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

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