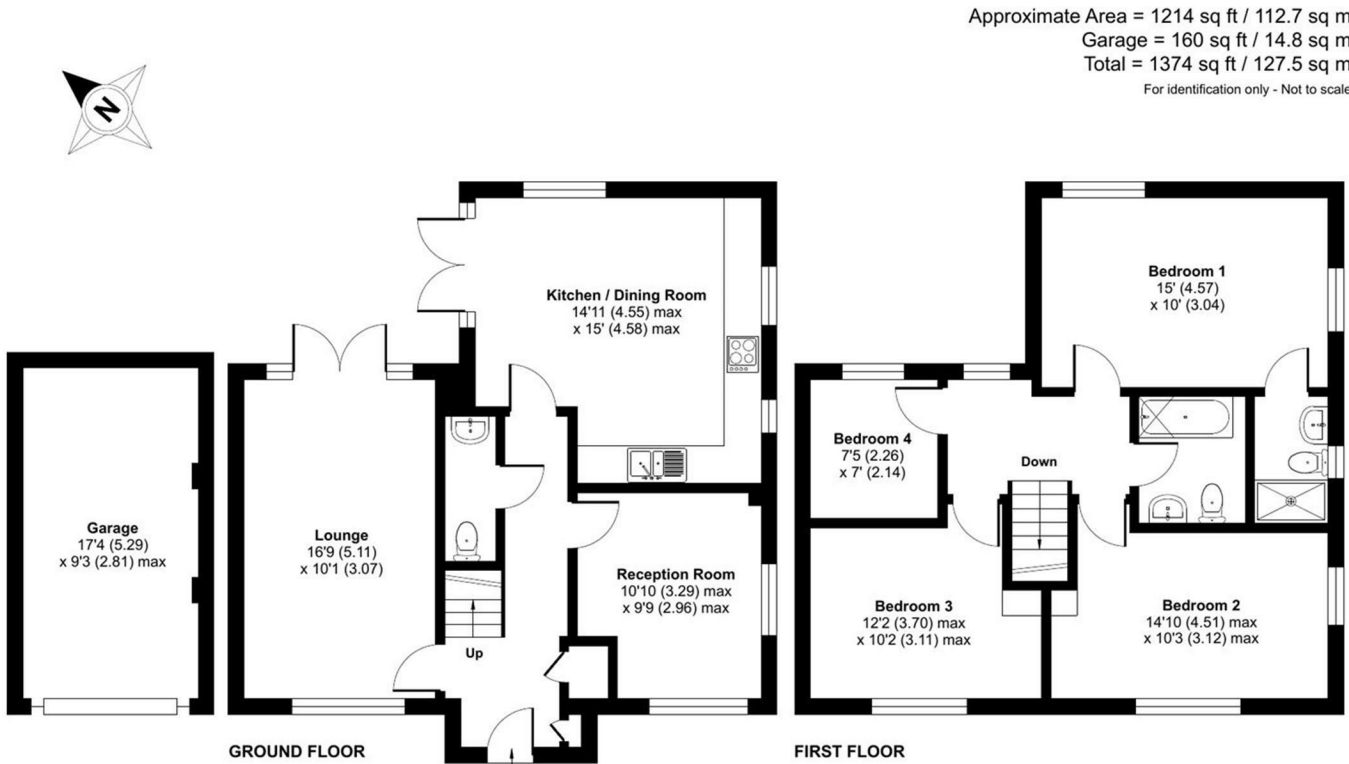


FOR SALE

3 Wrekin Dove Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QJ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1356027



FOR SALE

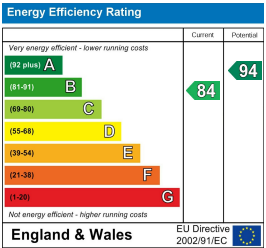
Offers in the region of £412,500

3 Wrekin Dove Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QJ

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 particularly spacious modern family home, offering an excellent layout, set with garaging and south facing gardens on this most popular development.



01743 236444

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



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Close to amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Sought after development
- Neatly presented and well appointed
- Flexible layout
- Generous driveway and garage
- South facing rear gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout and take the first exit left onto Copthorne Road. Proceed to the next roundabout heading straight across onto Mytton Oak Road passing the shops on the left hand side. Continue straight over the mini roundabout by the Royal Shrewsbury Hospital taking the next available left turn onto Squinter Pip Way. Proceed into the development and Wrekin Dove Close will be found on the right hand side.

SITUATION

The property is conveniently positioned on this popular development, being within easy reach of a number of local shops and schools including Bowbrook primary, 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 north towards Oswestry and east towards Telford and the Midlands beyond. A rail service is available in Shrewsbury town centre.

DESCRIPTION

Occupying a desirable corner plot in a sought-after residential area, this well-appointed and attractively presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern living.

The property boasts a generously proportioned layout with stylish interiors and a south-facing rear garden perfect for entertaining.

On the ground floor, a welcoming reception hall leads to a bright and spacious living room featuring glazed French doors opening onto the garden. A separate family room provides excellent flexibility for a playroom, office or snug. The contemporary breakfast kitchen is well equipped with a range of integrated appliances and offers direct access to the garden through double doors, making it ideal for indoor-outdoor living. A guest WC completes the ground floor.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining three bedrooms are served by the family bathroom.

Externally, the property offers ample driveway parking, a single garage and south-facing gardens predominantly set to the rear. With lawns, patio seating areas, and space for alfresco dining, the garden provides a great space for families and excellent potential for any garden enthusiasts.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.