



## 16 Whitty Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QA

**£407,500**

A beautifully presented 4 bedroom detached family house, located close to hospital. The well planned accommodation provides: Attractive Entrance Hall, WC, Living Room Opening Onto Gardens, Dining Room/Study, Impressive Spacious Fitted Family Kitchen/Breakfast Room. Main Bedroom With En-suite Shower Room, 2 Further Double Bedrooms, Single Bedroom, Main Bathroom, Enclosed Westerly Facing Rear Garden, 2 Car Driveway, Detached Garage, GCH, DG. Excellent Range Of Local Facilities.



**16 Whitty Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QA Ref: 4748**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Pitched roof entrance storm porch, double glazed composite entrance door.

**Entrance Hall** 17' 3" x 6' 6" (5.25m x 1.98m)

Radiator with cover, useful cloaks cupboard with further storage cupboard along side, staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with contemporary white 2 piece suite including wash basin and WC, radiator, extractor.

**Living Room** 16' 9" x 10' 2" (5.10m x 3.10m)

A delightful sunny room with double glazed window to the front and double glazed French doors leading to enclosed rear garden, 2 radiators.

**Dining Room** 10' 9" x 9' 9" (3.27m x 2.97m)

Radiator with ornate cover, dual aspect double glazed windows.

**Kitchen/Breakfast Room** 15' 0" x 15' 0" (4.57m x 4.57m) max

Beautifully appointed with excellent range of units, laminate work tops, tiled surround to most work areas, inset Blanco Belfast style glazed sink unit pull out under county pantry unit, cupboard housing gas fired central heating boiler, matching island incorporating breakfast bar, 3 double glazed windows, double glazed French doors lead to rear garden.

**Spacious First Floor Landing**

Radiator, double glazed rear window, access to roof space.

**Bedroom 1** 15' 0" x 10' 0" (4.57m x 3.05m)

Double radiator, double glazed side window with deep sill, further double glazed window overlooking rear garden, range of fitted wardrobes to one wall with sliding doors.

**En Suite Shower Room**

Large tiled shower cubicle, wash basin, WC, heated towel rail, extractor, shaver socket, double glazed side window.

**Bedroom 2** 12' 11" x 8' 9" (3.93m x 2.66m)

Radiator, dual aspect double glazed windows, built in wardrobe with sliding doors.

**Bedroom 3** 10' 5" x 9' 0" (3.17m x 2.74m)

Radiator, double glazed window to the front, built in double wardrobe with sliding doors.

**Bedroom 4** 7' 5" x 7' 1" (2.26m x 2.16m)

Radiator, double glazed window overlooking rear garden with open aspect beyond.

**Main Bathroom**

Fitted with 3 piece suite including bath, wash basin, WC, heated towel rail, extractor.

**Outside**

The property enjoys a choice corner plot with lawn to the front which sweeps around to the side. Driveway to the side provides parking for 2 cars and access to Garage.

**Garage** 17' 5" x 9' 9" (5.30m x 2.97m)

Pitched roof, up and over door, personal door to rear garden.

**Rear Garden**

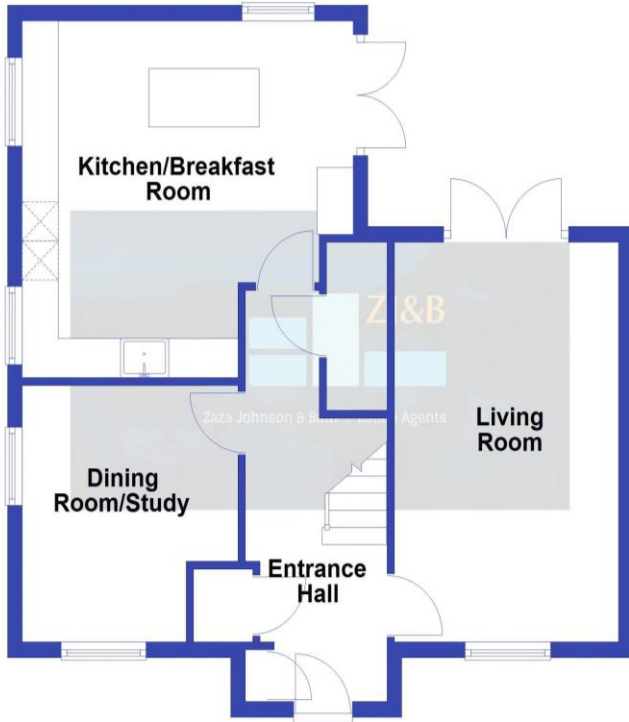
Approached onto an extensive paved patio with lawn beyond and gravel patio to one side. Selection of shrubs and enclosed by timber fencing and high level brick wall. A westerly facing rear garden enjoying excellent afternoon and evening sunshine.

**Council Tax Band E**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
Plan produced using PlanUp.

### 16 Whitty Close, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

English | [Contact](#)

#### Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 16, Whitty Close<br>Bosworth,<br>SHREWSBURY<br>SY5 8DA | Energy rating<br><b>B</b> | Valid until: 29 February 2028<br>Certificate Number: 6606-7933-4078-4261-0926 |
|--|---------------------------|---|

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 113 square metres |

#### Rules on letting this property

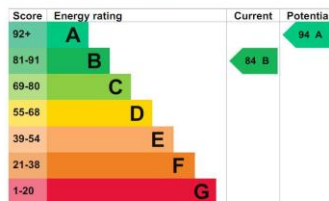
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-performance-certificate-requirements-energy-efficiency-classes-and-requirements) here.

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**