



## 10 Woodwynd Close, Bowbrook, Shrewsbury, Shropshire, SY5 8PZ

**£320,000**

A really lovely, well designed 3 bedroom semi detached house in a prime cul de sac position with open aspect to the front. Particularly well maintained accommodation including: Entrance Hall, Cloakroom/WC, Very Spacious Living/Dining Room, Attractive Kitchen With Full Range Of Integrated Appliances, Bedroom 1 With En-suite Shower Room, 2 Further Bedrooms, Main Bathroom, Garage, Attractive Enclosed South East Facing Rear Garden, GCH, DG. Desirable Location In The Popular West Side Of Shrewsbury. NO UPWARD CHAIN. Early Viewing Highly Recommended.



**10 Woodwynd Close, Bowbrook, Shrewsbury, Shropshire, SY5 8PZ Ref: 4688**

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**

Canopied entrance storm porch, double glazed composite entrance door.

**Entrance Hall**

Radiator, wood style laminate flooring, staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with 2 piece white suite providing wash basin and WC, tiled flooring, radiator, double glazed window to the front.

**Attractive Living/Dining Room 18' 5" x 16' 8" (5.61m x 5.08m)**

A generous room with double glazed French doors with side windows leading onto delightful rear garden, 3 double radiators, wood style laminate flooring, large built in airing cupboard, wide opening to Kitchen.

**Kitchen 9' 4" x 8' 0" (2.84m x 2.44m)**

Beautifully fitted with contemporary units, laminated work tops, inset 1 1/2 bowl sink unit. Range of integrated appliances including washing machine and dishwasher (replaced 2023), Bosch electric oven, 4 ring gas hob with filter hood above, fridge and freezer. Double glazed window to the front.

**First Floor Landing**

Loft access.

**Bedroom 1 12' 10" x 10' 3" (3.91m x 3.12m)**

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

**En Suite Shower Room**

Fitted with large tiled shower cubicle, wash basin, WC, half tiled walls, tiled flooring, Ventaxia extractor fan, shaver socketed, double glazed window.

**Bedroom 2 8' 10" x 8' 1" (2.69m x 2.46m)**

Further double room with radiator, double glazed window overlooking garden, double built in wardrobe.

**Bedroom 3 10' 4" x 6' 6" (3.15m x 1.98m)**

Radiator, double glazed window overlooking rear garden.

**Bathroom**

Fitted with contemporary white suite providing bath with shower fitting over, fully tiled around, wash basin, WC, half tiled to further wall areas, Ventaxia extractor, double glazed window to the side, heated towel rail.

**Outside - Front**

Feature paved garden to the front with Tarmac driveway to the side providing parking and access to Garage.

**Attached Brick Built Garage**

Up and over door, service door to garden, range of power and lighting points.

**Rear Garden**

Well enclosed by high level close boarded timber fencing with concrete posts. Approached on to an extensive patio with sun terrace, central lawn, beds and borders containing perennials and flowers. External tap and light point. Gated access to the side of the property.

**Council Tax Band C**

**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**



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.

10 Woodwynd Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

29/11/2023, 11:41

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

10, Woodwynd Close Boulevard Shrewsbury SY5 8PZ	Energy rating <b>B</b>	Valid until: 18 March 2028 Certificate number: 0340-3833-7971-0398-7641
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Property type	Semi-detached house
Total floor area	78 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/landlord-energy-rating-requirements>)

Energy rating and score

This property's current 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

<https://find-energy-certificates.service.gov.uk/energy-certificate/0340-3833-7971-0398-7641>



### **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**