



Blossom Lodge, 11 Squinter Pip Way, Bowbrook, Shrewsbury, Shropshire, SY5 8PX

Offers in the Region Of £280,000

A really well presented 3 bedroom semi detached home located on this popular development within easy access of road links, local amenities, schools and the Royal Shrewsbury Hospital. Accommodation provides Entrance Hall, Cloakroom/WC, Kitchen, Living/Dining Room, En-suite and Family Bathroom, Low Maintenance Rear Garden, Driveway, GCH, DG. Early Viewing Recommended.



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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

Double glazed composite entrance door.

Entrance Hall 12' 0" x 3' 9" (3.65m x 1.14m)

Grey wood effect laminate flooring, radiator, useful built-in storage cupboard, carpeted staircase to First Floor Landing, built-in door mat.

WC 4' 11" x 2' 11" (1.50m x 0.89m)

Fitted with corner wash basin and WC, extractor fan, grey wood effect laminate flooring, radiator, double glazed window to the front, consumer unit.

Kitchen 12' 1" x 7' 6" (3.68m x 2.28m)

Grey wood style effect laminate flooring, radiator, double glazed window to the front. Attractively fitted with a good range of base and eye level units with laminate work tops, inset sink unit, 4 ring gas hob with electric oven below and filter hood above, integrated fridge and freezer, plumbing for washing machine, extractor fan.

Living/Dining Room 14' 6" x 14' 10" (4.42m x 4.52m)

A lovely space with double glazed French doors and side windows to the rear, carpet, 2 radiators, built-in under stairs storage cupboard.

First Floor Landing 12' 2" x 6' 0" (3.71m x 1.83m)

Useful over-stairs storage cupboard, radiator.

Bedroom 1 11' 11" x 8' 5" (3.63m x 2.56m)

Wood effect laminate flooring, radiator, double glazed window overlooking rear garden.

En-Suite Shower Room 4' 4" x 8' 5" (1.32m x 2.56m)

Vinyl flooring, radiator, WC, wash basin, shaver socket, tiled shower cubicle with electric shower, double glazed window to the side.

Bedroom 2 10' 2" x 8' 5" (3.10m x 2.56m)

Wood effect laminate flooring, radiator, double glazed window to the front.

Bedroom 3 8' 10" x 6' 1" (2.69m x 1.85m)

Carpet, radiator, double glazed window to the rear.

Bathroom 7' 11" x 6' 1" (2.41m x 1.85m)

Fitted with 3 piece suite including bath with mixer shower and glazed screen, wash basin, WC, vinyl flooring, extractor fan, radiator, double glazed window to the front.

Rear Garden

The vendors have recently landscaped the rear garden giving it a modern, low maintenance finish. Indian stone patio extending to raised decking with garden shed. Central gravel bed and further gravel borders. The garden is enclosed by fencing with access to the front.

External - Front

The property is approached via a paved pathway to the entrance door, gravel beds to either side and enclosed by wrought iron railings. Tarmacadam driveway to the side providing parking for 2 cars.

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**

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.
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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

11, Squinter Pip Way Bowbrook, Shrewsbury SY5 8PZ	Energy rating B	Valid until: 1 November 2025
		Certificate number: 8797-8224-1036-2207-7963

Property type	Semi-detached house
Total floor area	77 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/energy-ratings) (<https://www.gov.uk/energy-ratings>) which provides detailed property minimum energy efficiency standards.

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